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Introduction

The Sunnyvale General Plan

The General Plan responds to, and its authority derives from, California Government Code Section 65302. It is the principal policy document for guiding future conservation and development of the city. Accordingly, the General Plan has a set of long-term goals and policies and shorter-term “action statements” that guide local government decisions.

State law requires the General Plan to contain seven specific elements. The Sunnyvale General Plan is unique, however. In 1980, recognizing the importance of integrating all aspects of local government management into the General Plan, the City expanded the Plan to include 23 sub-elements.

Under the Sunnyvale General Plan, the State-required Housing Element has become the Housing and Community Revitalization Sub-element, and is found under a broader Community Development Element that includes Community Design, Open Space, and Safety & Seismic Safety.

The Housing and Community Revitalization Sub-element

Under the requirements of State law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail the existing housing stock and existing and projected housing needs. Responding to these requirements, this Housing and Community Revitalization Sub-element (also referred to in short as the “Housing Sub-element”) profiles Sunnyvale’s existing housing, assesses existing and projected needs, analyzes resources available to meet those needs, and reviews governmental and nongovernmental constraints on the production of affordable housing.

Over the last half of the Twentieth Century, Sunnyvale changed from an agricultural area and a locus for heavy industry to a center for high technology. The city’s basic development pattern was established in the 1950s, when the city experienced its initial burst of growth. Rapid growth continued until the mid-1970s. Today, the city is nearly built-out, and infill development, redevelopment, and revitalization activities predominate. These trends—which have a major influence on housing policy decisions—are expected to continue in the 21st century.

Since 1980, Sunnyvale has been a regional leader in addressing housing issues. Housing is one of the most difficult challenges facing cities in Silicon Valley. The need for more affordable housing is critical: its symptoms surface in the shape of congested highways, the needs of homeless people, an exodus of young people from the area, and the constraints faced by local businesses in attracting new employees.

Sunnyvale has also been active in addressing issues of neighborhood quality. The continued vitality of the community depends, in part, on the need to preserve and enhance its residential areas.

The City’s past achievements in housing and community revitalization have been recognized in awards by the Bay Area Council, the Northern California Chapter of the American Planning Association, and the California Chapter of the American Planning Association.

The policy basis for Sunnyvale’s current and future housing actions is this Housing and Community Revitalization Sub-element of the General Plan. The Sub-element closely follows the format and outline of the previous Sub-element and is divided into the following sections:

- an Evaluation of the Previous Sub-element (results, and implications for the current Sub-element);
- a Community Profile (an overview of population and employment trends in Sunnyvale);
- Household Characteristics (growth, change, unit types, the people who live in Sunnyvale, owner/renter ratios, special needs populations, and affordability levels and needs). This section

covers part of what the State requires as a "Housing Needs Assessment" including "special needs groups," "overpayment," and "overcrowding."

- a section on New Construction, Preservation, Rehabilitation, and Other Needs. This section covers "equal housing opportunity" and also covers part of what the State requires in the "Housing Needs Assessment," particularly the Regional Housing Needs Determination prepared by Association of Bay Area Governments (ABAG) and "substandard conditions."
- an Adequate Sites Inventory (required by the State to show that the Regional Housing Need assigned to Sunnyvale can be accommodated);
- a discussion of Resources Available for the production and conservation of housing (from the City; Redevelopment Agency; federal, State, and County governments; and nonprofit organizations);
- a discussion of Constraints to the Development of Housing (governmental and nongovernmental—required by the State); and
- Goals, Policies, and Action Statements (proposed future actions, including State-required "Quantified Objectives"). State law recognizes that total housing needs may exceed the community's available resources and ability to meet those needs. However, quantified objectives must be established to define the maximum number of housing units that can be constructed, rehabilitated, and conserved over the 7.5-year planning period—January 1, 1999, through June 30, 2006.

Other State Requirements

State Government Code §65583(c)(6)(B) requires the City to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element."

The City has a Housing and Human Services Commission whose primary role is to provide public participation required for the City's implementation of the Community Development Block Grant and HOME Programs. This Commission also addresses a variety of housing issues including affordable housing policy for the City. The membership of this Commission is representative of all economic, geographic and the ethnic composition of the community. The Housing and Human Services Commission annually reviews proposals and makes recommendation to City Council for funding of housing projects with federal and City funds. This Commission is also responsible for the review of the City's Consolidated Plan which identifies in detail Sunnyvale's housing needs and annually reviews the CDBG Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) which summarize the City's accomplishments in relation to established housing goals.

Early in 2000, the city appointed a Housing Working Group made up of the entire broad-based Housing and Human Services Commission, two Planning Commissioners and six interested citizens and representatives of organizations. The City made special outreach effort to include members representing Low, Very Low Income and Special Needs groups on the Working Group.

The Work Plan for the Update of the Sub-element was reviewed by the Planning Commission and the City Council and was broadcast on local cable TV. These meetings provided the first outreach effort to the community soliciting a broad cross section to participate on the Working Group. The City later contacted non-profit housing developers and project managers to invite them and their tenants to participate in the Working Group. These outreach efforts resulted in six members representing the various groups. Special efforts also were made by the City staff and the housing consultant, at each of the Working Group meetings, to facilitate participation and solicit input from this volunteer group. (This modification addresses HCD Letter – Comment No. C)

Early in 2000, the City appointed a Housing Working Group made up of the Housing and Human Services Commission, two Planning Commissioners, and six interested citizens and representatives of organizations. The group was charged with identifying housing issues and proposed solutions, serving as City of Sunnyvale Housing and Community Revitalization Sub-element
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a sounding board and a reality check, and helping to build community support for and citizen ownership for this Sub-element. The Housing Working Group represented the professional areas of real estate, finance, law, and property development as well as community nonprofit housing organizations, and was representative "of all economic segments of the community."

The Working Group met three times over a period of 10 months. (These meetings were in addition to a study session with the City Council and five public hearings associated with review of the Draft Sub-element.) In the first of the three meetings, the Working Group identified new issues, goals, policies, and programs not in the previous Sub-element. At the second meeting, they reviewed updated action programs prepared by the consultant. At the third meeting, the group reviewed the Draft Sub-element.

The draft sub-element was reviewed at three public hearings before the HHSC, Planning Commission and City Council in June and July 2001. Comments from these hearings were incorporated in the draft Sub-element that was reviewed and commented on by the State Department of Housing and Community Development (HCD). This sub-element addresses HCD's comments. The City has also reviewed and ensured consistency of this Sub-element with the other parts of the General Plan. On adoption, the 1999-2006 Housing and Community Revitalization Sub-element will be incorporated into the General Plan, replacing the 1982 Housing and Community Revitalization Sub-element.

On adoption, the 1999-2006 Housing and Community Revitalization Sub-element will be incorporated into the City General Plan, replacing the 1992 Housing and Community Revitalization Sub-element.

Evaluation of the 1988–1995 Housing and Community Revitalization Sub-element

By State law, a revised housing element must include a review of the progress made in attaining the community's housing goals and objectives, and the progress made in implementing the element. Sunnyvale has met or exceeded most of the goals and policies in the 1988 Housing and Community Revitalization Sub-element of The General Plan which was updated in 1992 and certified by State HCD as complying with Article 10.6 of the California Government Code. This section evaluates the current Housing and Community Revitalization Sub-element using the same format employed in the current Sub-element, pages 6–10.

The 1992 Housing and Community Revitalization Sub-element called for a critical analysis of the City's land use policies affecting future growth and expansion of the housing supply. Twelve residential conversion sites and five industrial/commercial intensification sites were evaluated as part of the Futures Study, completed in July 1993. The Futures Study reviewed land use patterns in the city and evaluated opportunities for redistributing a portion of those land uses to enhance the City's ability to attract and maintain new industries, while improving opportunities for housing. The implementation of the Futures Study will allow for nearly 6,200 new housing units in the city on land not previously zoned for housing. Also, the City has implemented a number of new residential zoning districts to encourage smaller, more affordable, single family homes to be built.

The 1992 Housing and Community Revitalization Sub-element also provided a clear strategy for the Strategic Plan of Sunnyvale's *Consolidated Plan 2000-2005*. Through the Consolidated Plan, the City intends to concentrate on increasing and maintaining the affordable housing stock, as well as supporting agencies that provide necessary human services in the community. Renters and owners below the moderate-income level receive the highest priority under the plan. Affordable housing needs will be addressed through acquisition, rehabilitation, and construction of new housing.

At the end of most of the bulleted items below, a cross reference is provided that indicates the source of the information. For example, the following (A.2.a; Futures Study pp. 1, 2; Consolidated Plan 2000-2005 pp. 10, 83, 84 #d.) means the sources are Housing and Community Revitalization Sub-element Goal A, Policy 2, Objective "a"; the Futures Study of 1993, pages 1 and 2, etc.

Supply

- Sunnyvale increased its housing supply from 49,885 housing units in 1987 to 53,250 housing units as of August 2000 for a gain of 3,365 units. The Futures Study, the Consolidated Plan 2000-2005 and the Downtown Specific Plan provide strategies and policies to rezone and intensify density to provide for 61,361 units by build-out, assumed to be 2020. (A.1.a, 1992 Housing and Community Revitalization Sub-element p. 29.)
- The City has continued to implement its Accessory Living Unit Ordinance as a means to increase the supply of affordable units. (A.1.a, A.4.b; Consolidated Plan 2000-2005 p. 83.) Fifty-two units have been added by this ordinance since 1988.
- The City's Inclusionary Zoning Code implements inclusionary practices, including the Below Market Rate (BMR) requirements for new construction. The BMR requirement is for developers of 10 or more units to provide 10 percent of the units at below market rate for a 20-year term. There are also density bonus incentives to developers to provide low-income affordable units and units for seniors. (A.1.a; Consolidated Plan 2000-2005 pp. 10, 17, 75, 83, 113.)
- The Housing Mitigation Policy was adopted to require commercial and industrial developments that exceed established floor area ratios to contribute towards the housing fund or to take other measures

to mitigate the effects of the job increase upon the housing supply. (A.2.a; Futures Study pp. 1, 2; Consolidated Plan 2000-2005 pp. 10, 83, 84 #D.)

- New residential developments are required to build to at least 75 percent of permitted densities. Residential densities up to 48 units per acre are currently permitted in certain areas. For example, HDR in the Downtown Specific Plan allows 37-48 du/ac. (A.4.a; Consolidated Plan 2000-2005 pp.10, 84 #F; HDR in Downtown Specific Plan.)
- The City has encouraged the conversion of industrial to residential use by the adoption of the Industry to Residential (ITR) combining zoning district (also referred to as Future Housing Sites) in 1993. The ITR zone allows existing industrial use on selected residential conversion sites to retain conforming land use status but attaches a residential zoning category to the site so that if a property owner wants to convert to a residential use, a rezoning application is not necessary. (A.1.a, A.1.c, A.3.a; Futures Study p. 1.) The ITR overlay includes approximately 263 acres with a potential for 6,196 dwelling units.
- The City continues to identify, encourage, and publicize private activities and programs that create affordable housing opportunities, including rental and home ownership, and continues to work with non-profit community groups to create affordable housing. (A.1.f; Futures Study pp. 1, 2; Consolidated Plan 2000-2005 p. 58.)
- Analysis of growth constraints show that the most significant factors that affect the City's progress in meeting lower income housing objectives are (A.1.b; Consolidated Plan 2000-2005 pp. 8, 9, 74, 75.):
 1. High price of sites for new housing or of existing residential properties suitable for rehabilitation.
 2. Highly competitive and complex application process for the limited amount of federal and State housing funds.
 3. Problems utilizing federal housing programs such as Section 202 in areas with high construction and land costs.
 4. Limited vacant land suitable for housing construction.
- Opportunities for affordable housing include (A.1.b; Consolidated Plan 2000-2005 pp. 8, 9, 74, 75.):
 1. Higher density housing is encouraged by the City's BMR ordinance and through density bonus incentives.
 2. Implementation of the Futures Study and the Downtown Specific Plan.
 3. Continue to participate in the Mortgage Credit Certificate Program which provides significant, continuing assistance to First-time Homebuyers.
 4. Increased participation in government programs such as the Section 8 and Supportive Housing Programs.
- The City operates an efficient One-Stop Permit Center and has recently increased that efficiency with the addition of online servicing of permits. Quality of service and fees are regularly evaluated to ensure they are similar to those in other jurisdictions. (A.5.a; Consolidated Plan 2000-2005 p. 99.)

Neighborhood Conditions

- The City has provided technical aid for homeowner property improvements through rehabilitation programs, including CDBG loans for single-family homes, including mobile homes and CDBG paint grants. CDBG funds are also utilized to assist elderly and disabled individuals to retrofit their homes to render them more accessible and suitable for their special needs. The City has a concentrated rehabilitation and code compliance program for residential planning areas and for areas where 10 percent of the structures are rated below an "A" and areas in which the majority of the structures are over 30 years old. HOME funds are also used for rehabilitation for housing for low-income households. The Consolidated Plan 2000-2005 calls for rehabilitation of 350 units. (B.1.a, B.1.b; Consolidated Plan 2000-2005 pp. 11, 18, 19, 20, 85.)

- The City continues its Neighborhood Preservation Program to periodically review existing codes, ordinances and use permit conditions to determine their current applicability to neighborhood and community preservation issues. The Neighborhood Preservation Program consists of three key elements: (1) public education (2) pro-active staff action, and (3) neighborhood target programs. (B.1.c, B.1.d, B.2.a, B.2.b, B.2.c, B.2.f, A.1.i; Consolidated Plan 2000-2005 pp. 85 #B, 99.)
- The Downtown Specific Plan establishes specific design criteria and guidelines for residential uses within certain designated areas. The Heritage Housing District that was developed to preserve the unique historic characteristics of historic neighborhoods also influences the Plan. (B.2.b, B.2.c, B.4.a, A.1.i; Downtown Specific Plan p. 82.)
- The City promotes mixed uses in the implementation of the Downtown Specific Plan. The Plan will increase the diversity of residential and commercial development and encourage mixed housing consisting of market rate and affordable housing in high-density residential neighborhoods. (B.4.b, B.4.c; Downtown Specific Plan pp. 4, 5.)
- In preparing the Consolidated Plan 2000-2005, the City studied ways to encourage a mix of residential with job producing land uses. Three mixed-use projects have been completed, and many homes have been built in proximity to industrial and commercial uses when safe to do so. (B.4.c; Consolidated Plan 2000-2005 p. 98)
- The City continues to review and incorporate environmentally sound programs into housing developments. The Consolidated Plan provides for a Lead Based Paint Management Plan to be consistent with the new HUD regulations. (B.6.a; Consolidated Plan 2000-2005 pp. 16, 66.)

Affordability

- The City has supported private participation in rental subsidy programs through the Section 8 Program. There were 551 Section 8 certificates in Sunnyvale as of June 2000, with 942 households on the waiting list, of which 112 households are homeless. Effective October 2000, Section 8 certificates will be phased out and converted to vouchers. (C.1.a; Consolidated Plan 2000-2005 pp. 7, 10 #g, 66, 67, 84 #g.)
 - Sunnyvale has two Section 236(J)(1) projects for a total of 317 units, 88 of which are under Section 8 contract. One 74-unit project built under the Section 221(D)(4) program was also assisted by Section 8. The Carroll Inn Single Room Occupancy (SRO) Hotel has 120 units and uses HOME funds for extremely low-income persons, State and federal low-income housing tax credit funds, and the Shelter Plus Care program. (C.1.a; Consolidated Plan 2000-2005 pp. 66, 67.)
 - The City has three programs it can tap to encourage and assist nonprofit organizations in the acquisition and preservation of low-income housing (C.1.b, C.3.g, C.3.h, C.3.i; Consolidated Plan 2000-2005 pp. 81, 88, 114.):
- 1) The City's **Housing Mitigation Fund** currently has over \$4,300,000. In 1991, the fund was used to preserve 95 units, 38 of which were for extremely low-income households. The fund was also used to secure land for the Carroll Inn SRO and is still used to secure the BMR stock. In 1998, over \$600,000 was allocated for the Parkview development, and over \$400,000 was allocated to Charities Housing Development for 23 apartment units to serve very low and low income developmentally disabled individuals and their families.
 - 2) The County's Housing Bond Trust Fund has provided funds to the Emergency Assistance Network (used for preventing homelessness) and to SROs and a year-round emergency "regional reception center." In 1999, the Housing Bond Trust Fund made long term, low interest, \$100,000 loans to each of the two projects mentioned above: the 23-unit Charities Housing Project and the Parkview Apartments.
 - 3) The **Housing Trust of Santa Clara County**. HTSCC is a non-profit 501(c)(3) which was created through a cooperative effort of the private and public sectors, including the Housing Collaborative on City of Sunnyvale Housing and Community Revitalization Sub-element
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Homelessness and Affordable Housing, the Silicon Valley Manufacturing Group, Santa Clara County, and local cities like Sunnyvale, all of whom contributed to develop an innovative fund in response to the housing crisis. The City plans to work with HTSCC to leverage its own Housing Mitigation Funds, and contributed \$500,000 in these funds in 2000 for this purpose.

- The City continues to encourage greater participation in rental subsidy programs by local property owners by publicizing and providing information to owners, contacting apartment owners, sending letters, and working with organizations that promote such participation. (C.1.a; Consolidated Plan 2000-2005 p. 84.)
- The City continues to implement its BMR policies. Two recent developments designated BMR homes: Heritage Oaks has 85 single family homes with 13 designated as BMR, and the former Masonic Temple Site has under construction 13 single family homes with one designated as BMR. Two apartment projects are currently under construction, one near the CalTrain station in downtown Sunnyvale and one on El Camino Real. Of the 424 total units in these two complexes, 41 units will be BMR rental units. Borregas Court opened in 1999 with 192 furnished and unfurnished studio apartments. First Community Housing's Parkview development opened in 2000 with 62 affordable family rental units. The 23 units for Charities Housing Development are now under construction. (C.2.a, C.2.b; Consolidated Plan 2000-2005 pp. 82, 83.)
- The City provides annual CDBG funding to operate emergency and transitional shelters for homeless individuals and families. CDBG funds are also allocated for the acquisition of rental property to provide transitional housing for families who have been homeless. The CDBG funds help support the following organizations: Emergency Housing Consortium of Santa Clara County, Cupertino Community Services, Support Network for Battered Women, Charities Housing Project, and HomeSafe. (C.3.d; Consolidated Plan 2000-2005 pp. 11, 18, 19, 20, 80.)
- The City also provides assistance to organizations and programs that help to prevent homelessness, such as: Sunnyvale Community Services Emergency Prevention Program, Project Match, Project Sentinel, and the Emergency Assistance Network. (C.4.a, C.4.b, C.4.c, C.4.d; Consolidated Plan 2000-2005 pp. 67-71, 87, 88.)

Accessibility – Fair Housing Practices

- The City contracts with Mid-Peninsula Citizens for Fair Housing (MCFH) to encourage and promote equal opportunity in housing for all people. Services include information and referral, community outreach and education, discrimination complaint checking and investigation, legal referrals, and help in resolving complaints. MCFH was recently funded by the City to provide education opportunities for landlords, property managers, owners, and nonprofits. This project is funded by CDBG and currently serves approximately 683 persons per year. (D.1.a, D.1.c, D.3.a, D.3.b, D.3.c; Consolidated Plan 2000-2005 pp. 76, 110.)
- The City also contracts with Project Sentinel for tenant/landlord information and referral and mediation services. This project is funded by the Sunnyvale General Fund at \$103,000 per year and receives over 2,000 calls per year. It includes a Mobile Home Outreach Pilot Program to assist mobile home residents. (D.3.a, D.3.b, D.3.c; Consolidated Plan 2000-2005 p. 95.)
- The City conducted an Analysis of Impediments to Fair Housing (AI) in 1996 in cooperation with all CDBG grantees in Santa Clara County. At this time, these same grantees are jointly funding a study of fair housing needs and services. This will be used as a basis for updating the AI. The Consolidated Plan 2000-2005 recommends specific fair housing actions to build on current fair housing policies and practices. (D.1.c, D.1.d; Consolidated Plan 2000-2005 p. 110.)
- The City provides assistance for handicapped access through a program which utilizes CDBG funds to assist elderly and disabled individuals to retrofit their homes to render them more accessible and suitable for their special needs. The Consolidated Plan allocates \$250,000 for 200 retrofitted units. (D.2.a, D.2.b; Consolidated Plan 2000-2005 p. 86.)
- There is still a need to complete accessibility improvements in public streets and sidewalks throughout the city to comply with the Americans with Disabilities Act (ADA). (D.2.b; Consolidated Plan 2000-2005 p. 91.)

CDBG funds are utilized for curb cuts on public sidewalks. The Consolidated Plan allocates funds for 500 curb cuts throughout the city. (Appendix 3, Table 2C, Consolidated Plan 2000-2005)

Rental Housing and Mobile Home Park Conversions

- The City has continued to survey rental vacancy rates on a semi-annual basis. The Conversion of Rental Housing to Community Housing Ordinance, adopted in 1971, prohibits conversion of apartments to condominiums or other forms of community housing unless the vacancy rate for rental housing exceeds 3 percent for a year. Since passage of the ordinance, there have been no condominium conversions in the city. (E.1.a, E.1.b, E.2, E.3.a, E.4.)
- The City adopted a Mobile Home Park Conversion Ordinance in 1987 that protects residents from many of the impacts of conversion. (E.6.a.)

Intergovernmental Coordination

- In the 1980s, the City participated in the Golden Triangle Task Force with other northern Santa Clara County cities and Santa Clara County. As a result of findings by this task force that traffic congestion and the jobs/housing imbalance were two of the biggest problems facing Santa Clara Valley, the City initiated the Futures Study. The Study was based on the premise that minimal traffic delays, clean air, affordable housing, and the compatibility of adjacent land uses are integral to a high quality of life, and used a comprehensive approach to evaluate the impacts of redistributing land uses. The Study was completed in July 1993. Recommendations from the Futures Study were used in developing the goals and objectives of the Consolidated Plan 2000-2005.
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- The City continues to take an active role in reviewing and formulating federal and state legislation, and in providing comments on regional and countywide housing programs. (F.3.a; Consolidated Plan 2000-2005.)

Evaluation of the 1988–1995 Housing and Community Revitalization Sub-element

By State law, a revised housing element must include a review of the progress made in attaining the community's housing goals and objectives, and the progress made in implementing the element. Sunnyvale has met or exceeded most of the goals and policies in the 1988 Housing and Community Revitalization Sub-element of The General Plan which was updated in 1992 and certified by State HCD as complying with Article 10.6 of the California Government Code. This section evaluates the current Housing and Community Revitalization Sub-element using the same format employed in the current Sub-element, pages 6–10.

The 1992 Housing and Community Revitalization Sub-element called for a critical analysis of the City's land use policies affecting future growth and expansion of the housing supply. Twelve residential conversion sites and five industrial/commercial intensification sites were evaluated as part of the Futures Study, completed in July 1993. The Futures Study reviewed land use patterns in the city and evaluated opportunities for redistributing a portion of those land uses to enhance the City's ability to attract and maintain new industries, while improving opportunities for housing. The implementation of the Futures Study will allow for nearly 6,200 new housing units in the city on land not previously zoned for housing. Also, the City has implemented a number of new residential zoning districts to encourage smaller, more affordable, single family homes to be built.

The 1992 Housing and Community Revitalization Sub-element also provided a clear strategy for the Strategic Plan of Sunnyvale's *Consolidated Plan 2000-2005*. Through the Consolidated Plan, the City intends to concentrate on increasing and maintaining the affordable housing stock, as well as supporting agencies that provide necessary human services in the community. Renters and owners below the moderate-income level receive the highest priority under the plan. Affordable housing needs will be addressed through acquisition, rehabilitation, and construction of new housing.

At the end of most of the bulleted items below, a cross reference is provided that indicates the source of the information. For example, the following (A.2.a; Futures Study pp. 1, 2; Consolidated Plan 2000-2005 pp. 10, 83, 84 #d.) means the sources are Housing and Community Revitalization Sub-element Goal A, Policy 2, Objective "a"; the Futures Study of 1993, pages 1 and 2, etc.

Supply

- Sunnyvale increased its housing supply from 49,885 housing units in 1987 to 53,250 housing units as of August 2000 for a gain of 3,365 units. The Futures Study, the Consolidated Plan 2000-2005 and the Downtown Specific Plan provide strategies and policies to rezone and intensify density to provide for 61,361 units by build-out, assumed to be 2020. (A.1.a, 1992 Housing and Community Revitalization Sub-element p. 29.)
- The City has continued to implement its Accessory Living Unit Ordinance as a means to increase the supply of affordable units. (A.1.a, A.4.b; Consolidated Plan 2000-2005 p. 83.) Fifty-two units have been added by this ordinance since 1988.
- The City's Inclusionary Zoning Code implements inclusionary practices, including the Below Market Rate (BMR) requirements for new construction. The BMR requirement is for developers of 10 or more units to provide 10 percent of the units at below market rate for a 20-year term. There are also density bonus incentives to developers to provide low-income affordable units and units for seniors. (A.1.a; Consolidated Plan 2000-2005 pp. 10, 17, 75, 83, 113.)
- The Housing Mitigation Policy was adopted to require commercial and industrial developments that exceed established floor area ratios to contribute towards the housing fund or to take other measures

to mitigate the effects of the job increase upon the housing supply. (A.2.a; Futures Study pp. 1, 2; Consolidated Plan 2000-2005 pp. 10, 83, 84 #D.)

- New residential developments are required to build to at least 75 percent of permitted densities. Residential densities up to 48 units per acre are currently permitted in certain areas. For example, HDR in the Downtown Specific Plan allows 37-48 du/ac. (A.4.a; Consolidated Plan 2000-2005 pp.10, 84 #F; HDR in Downtown Specific Plan.)
- The City has encouraged the conversion of industrial to residential use by the adoption of the Industry to Residential (ITR) combining zoning district (also referred to as Future Housing Sites) in 1993. The ITR zone allows existing industrial use on selected residential conversion sites to retain conforming land use status but attaches a residential zoning category to the site so that if a property owner wants to convert to a residential use, a rezoning application is not necessary. (A.1.a, A.1.c, A.3.a; Futures Study p. 1.) The ITR overlay includes approximately 263 acres with a potential for 6,196 dwelling units.
- The City continues to identify, encourage, and publicize private activities and programs that create affordable housing opportunities, including rental and home ownership, and continues to work with non-profit community groups to create affordable housing. (A.1.f; Futures Study pp. 1, 2; Consolidated Plan 2000-2005 p. 58.)
- Analysis of growth constraints show that the most significant factors that affect the City's progress in meeting lower income housing objectives are (A.1.b; Consolidated Plan 2000-2005 pp. 8, 9, 74, 75.):
 5. High price of sites for new housing or of existing residential properties suitable for rehabilitation.
 6. Highly competitive and complex application process for the limited amount of federal and State housing funds.
 7. Problems utilizing federal housing programs such as Section 202 in areas with high construction and land costs.
 8. Limited vacant land suitable for housing construction.
- Opportunities for affordable housing include (A.1.b; Consolidated Plan 2000-2005 pp. 8, 9, 74, 75.):
 9. Higher density housing is encouraged by the City's BMR ordinance and through density bonus incentives.
 10. Implementation of the Futures Study and the Downtown Specific Plan.
 11. Continue to participate in the Mortgage Credit Certificate Program which provides significant, continuing assistance to First-time Homebuyers.
 12. Increased participation in government programs such as the Section 8 and Supportive Housing Programs.
- The City operates an efficient One-Stop Permit Center and has recently increased that efficiency with the addition of online servicing of permits. Quality of service and fees are regularly evaluated to ensure they are similar to those in other jurisdictions. (A.5.a; Consolidated Plan 2000-2005 p. 99.)

Neighborhood Conditions

- The City has provided technical aid for homeowner property improvements through rehabilitation programs, including CDBG loans for single-family homes, including mobile homes and CDBG paint grants. CDBG funds are also utilized to assist elderly and disabled individuals to retrofit their homes to render them more accessible and suitable for their special needs. The City has a concentrated rehabilitation and code compliance program for residential planning areas and for areas where 10 percent of the structures are rated below an "A" and areas in which the majority of the structures are over 30 years old. HOME funds are also used for rehabilitation for housing for low-income households. The Consolidated Plan 2000-2005 calls for rehabilitation of 350 units. (B.1.a, B.1.b; Consolidated Plan 2000-2005 pp. 11, 18, 19, 20, 85.)

- The City continues its Neighborhood Preservation Program to periodically review existing codes, ordinances and use permit conditions to determine their current applicability to neighborhood and community preservation issues. The Neighborhood Preservation Program consists of three key elements: (1) public education (2) pro-active staff action, and (3) neighborhood target programs. (B.1.c, B.1.d, B.2.a, B.2.b, B.2.c, B.2.f, A.1.i; Consolidated Plan 2000-2005 pp. 85 #B, 99.)
- The Downtown Specific Plan establishes specific design criteria and guidelines for residential uses within certain designated areas. The Heritage Housing District that was developed to preserve the unique historic characteristics of historic neighborhoods also influences the Plan. (B.2.b, B.2.c, B.4.a, A.1.i; Downtown Specific Plan p. 82.)
- The City promotes mixed uses in the implementation of the Downtown Specific Plan. The Plan will increase the diversity of residential and commercial development and encourage mixed housing consisting of market rate and affordable housing in high-density residential neighborhoods. (B.4.b, B.4.c; Downtown Specific Plan pp. 4, 5.)
- In preparing the Consolidated Plan 2000-2005, the City studied ways to encourage a mix of residential with job producing land uses. Three mixed-use projects have been completed, and many homes have been built in proximity to industrial and commercial uses when safe to do so. (B.4.c; Consolidated Plan 2000-2005 p. 98)
- The City continues to review and incorporate environmentally sound programs into housing developments. The Consolidated Plan provides for a Lead Based Paint Management Plan to be consistent with the new HUD regulations. (B.6.a; Consolidated Plan 2000-2005 pp. 16, 66.)

Affordability

- The City has supported private participation in rental subsidy programs through the Section 8 Program. There were 551 Section 8 certificates in Sunnyvale as of June 2000, with 942 households on the waiting list, of which 112 households are homeless. Effective October 2000, Section 8 certificates will be phased out and converted to vouchers. (C.1.a; Consolidated Plan 2000-2005 pp. 7, 10 #g, 66, 67, 84 #g.)
 - Sunnyvale has two Section 236(J)(1) projects for a total of 317 units, 88 of which are under Section 8 contract. One 74-unit project built under the Section 221(D)(4) program was also assisted by Section 8. The Carroll Inn Single Room Occupancy (SRO) Hotel has 120 units and uses HOME funds for extremely low-income persons, State and federal low-income housing tax credit funds, and the Shelter Plus Care program. (C.1.a; Consolidated Plan 2000-2005 pp. 66, 67.)
 - The City has three programs it can tap to encourage and assist nonprofit organizations in the acquisition and preservation of low-income housing (C.1.b, C.3.g, C.3.h, C.3.i; Consolidated Plan 2000-2005 pp. 81, 88, 114.):
- 4) The City's **Housing Mitigation Fund** currently has over \$4,300,000. In 1991, the fund was used to preserve 95 units, 38 of which were for extremely low-income households. The fund was also used to secure land for the Carroll Inn SRO and is still used to secure the BMR stock. In 1998, over \$600,000 was allocated for the Parkview development, and over \$400,000 was allocated to Charities Housing Development for 23 apartment units to serve very low and low income developmentally disabled individuals and their families.
 - 5) The County's Housing Bond Trust Fund has provided funds to the Emergency Assistance Network (used for preventing homelessness) and to SROs and a year-round emergency "regional reception center." In 1999, the Housing Bond Trust Fund made long term, low interest, \$100,000 loans to each of the two projects mentioned above: the 23-unit Charities Housing Project and the Parkview Apartments.
 - 6) The **Housing Trust of Santa Clara County**. HTSCC is a non-profit 501(c)(3) which was created through a cooperative effort of the private and public sectors, including the Housing Collaborative on City of Sunnyvale Housing and Community Revitalization Sub-element
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Homelessness and Affordable Housing, the Silicon Valley Manufacturing Group, Santa Clara County, and local cities like Sunnyvale, all of whom contributed to develop an innovative fund in response to the housing crisis. The City plans to work with HTSCC to leverage its own Housing Mitigation Funds, and contributed \$500,000 in these funds in 2000 for this purpose.

- The City continues to encourage greater participation in rental subsidy programs by local property owners by publicizing and providing information to owners, contacting apartment owners, sending letters, and working with organizations that promote such participation. (C.1.a; Consolidated Plan 2000-2005 p. 84.)
- The City continues to implement its BMR policies. Two recent developments designated BMR homes: Heritage Oaks has 85 single family homes with 13 designated as BMR, and the former Masonic Temple Site has under construction 13 single family homes with one designated as BMR. Two apartment projects are currently under construction, one near the CalTrain station in downtown Sunnyvale and one on El Camino Real. Of the 424 total units in these two complexes, 41 units will be BMR rental units. Borregas Court opened in 1999 with 192 furnished and unfurnished studio apartments. First Community Housing's Parkview development opened in 2000 with 62 affordable family rental units. The 23 units for Charities Housing Development are now under construction. (C.2.a, C.2.b; Consolidated Plan 2000-2005 pp. 82, 83.)
- The City provides annual CDBG funding to operate emergency and transitional shelters for homeless individuals and families. CDBG funds are also allocated for the acquisition of rental property to provide transitional housing for families who have been homeless. The CDBG funds help support the following organizations: Emergency Housing Consortium of Santa Clara County, Cupertino Community Services, Support Network for Battered Women, Charities Housing Project, and HomeSafe. (C.3.d; Consolidated Plan 2000-2005 pp. 11, 18, 19, 20, 80.)
- The City also provides assistance to organizations and programs that help to prevent homelessness, such as: Sunnyvale Community Services Emergency Prevention Program, Project Match, Project Sentinel, and the Emergency Assistance Network. (C.4.a, C.4.b, C.4.c, C.4.d; Consolidated Plan 2000-2005 pp. 67-71, 87, 88.)

Accessibility – Fair Housing Practices

- The City contracts with Mid-Peninsula Citizens for Fair Housing (MCFH) to encourage and promote equal opportunity in housing for all people. Services include information and referral, community outreach and education, discrimination complaint checking and investigation, legal referrals, and help in resolving complaints. MCFH was recently funded by the City to provide education opportunities for landlords, property managers, owners, and nonprofits. This project is funded by CDBG and currently serves approximately 683 persons per year. (D.1.a, D.1.c, D.3.a, D.3.b, D.3.c; Consolidated Plan 2000-2005 pp. 76, 110.)
- The City also contracts with Project Sentinel for tenant/landlord information and referral and mediation services. This project is funded by the Sunnyvale General Fund at \$103,000 per year and receives over 2,000 calls per year. It includes a Mobile Home Outreach Pilot Program to assist mobile home residents. (D.3.a, D.3.b, D.3.c; Consolidated Plan 2000-2005 p. 95.)
- The City conducted an Analysis of Impediments to Fair Housing (AI) in 1996 in cooperation with all CDBG grantees in Santa Clara County. At this time, these same grantees are jointly funding a study of fair housing needs and services. This will be used as a basis for updating the AI. The Consolidated Plan 2000-2005 recommends specific fair housing actions to build on current fair housing policies and practices. (D.1.c, D.1.d; Consolidated Plan 2000-2005 p. 110.)
- The City provides assistance for handicapped access through a program which utilizes CDBG funds to assist elderly and disabled individuals to retrofit their homes to render them more accessible and suitable for their special needs. The Consolidated Plan allocates \$250,000 for 200 retrofitted units. (D.2.a, D.2.b; Consolidated Plan 2000-2005 p. 86.)
- There is still a need to complete accessibility improvements in public streets and sidewalks throughout the city to comply with the Americans with Disabilities Act (ADA). (D.2.b; Consolidated Plan 2000-2005 p. 91.)

CDBG funds are utilized for curb cuts on public sidewalks. The Consolidated Plan allocates funds for 500 curb cuts throughout the city. (Appendix 3, Table 2C, Consolidated Plan 2000-2005)

Rental Housing and Mobile Home Park Conversions

- The City has continued to survey rental vacancy rates on a semi-annual basis. The Conversion of Rental Housing to Community Housing Ordinance, adopted in 1971, prohibits conversion of apartments to condominiums or other forms of community housing unless the vacancy rate for rental housing exceeds 3 percent for a year. Since passage of the ordinance, there have been no condominium conversions in the city. (E.1.a, E.1.b, E.2, E.3.a, E.4.)
- The City adopted a Mobile Home Park Conversion Ordinance in 1987 that protects residents from many of the impacts of conversion. (E.6.a.)

Intergovernmental Coordination

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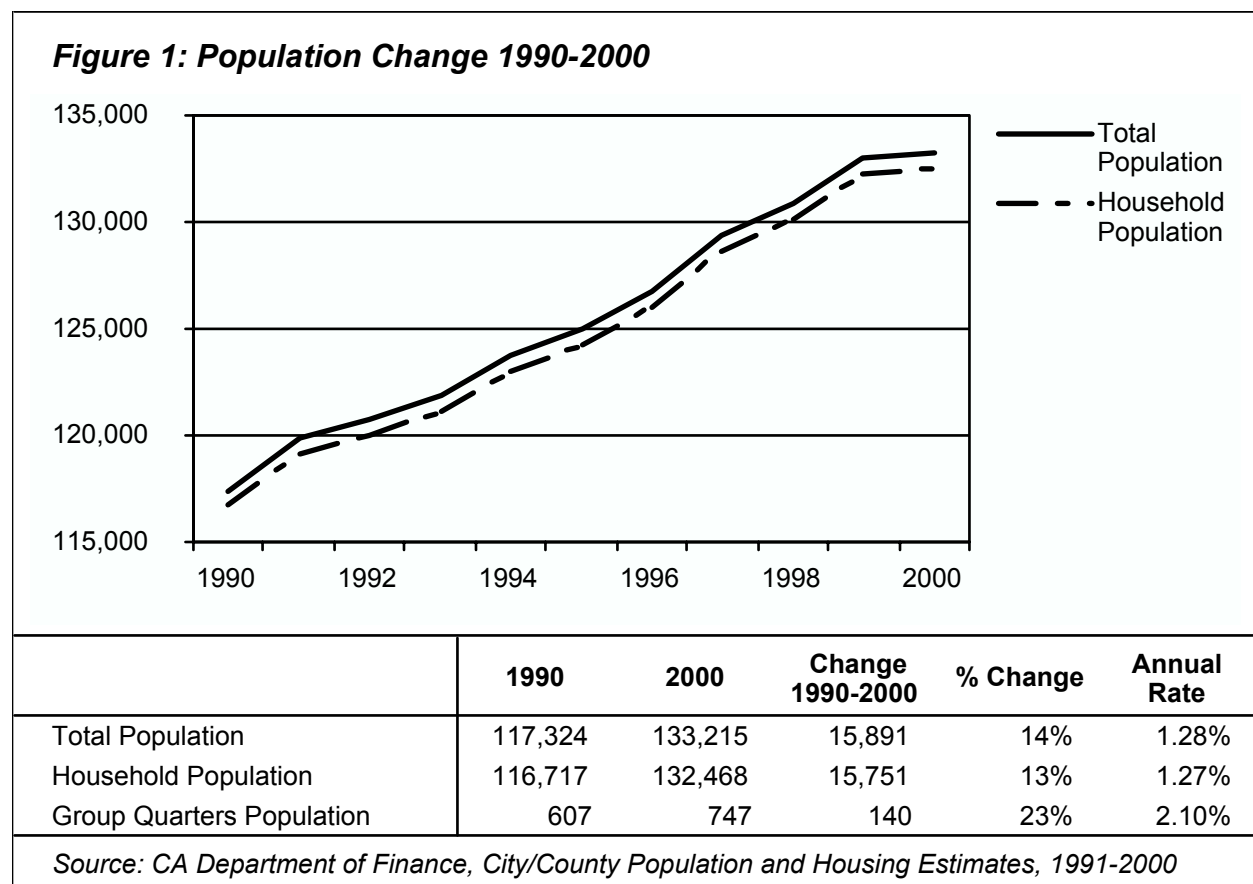
Community Profile

Population

Population Trends

The California Department of Finance (DOF), responsible for gathering demographic data for statewide planning, estimated that Sunnyvale's population on January 1, 2000, was 133,215 (Figure 1). The DOF population estimate was substantially higher than the 127,100 projected for the year 2000 in the previous housing element. Overall population grew by 14 percent in the 1990s, an annual growth rate of 1.28 percent.

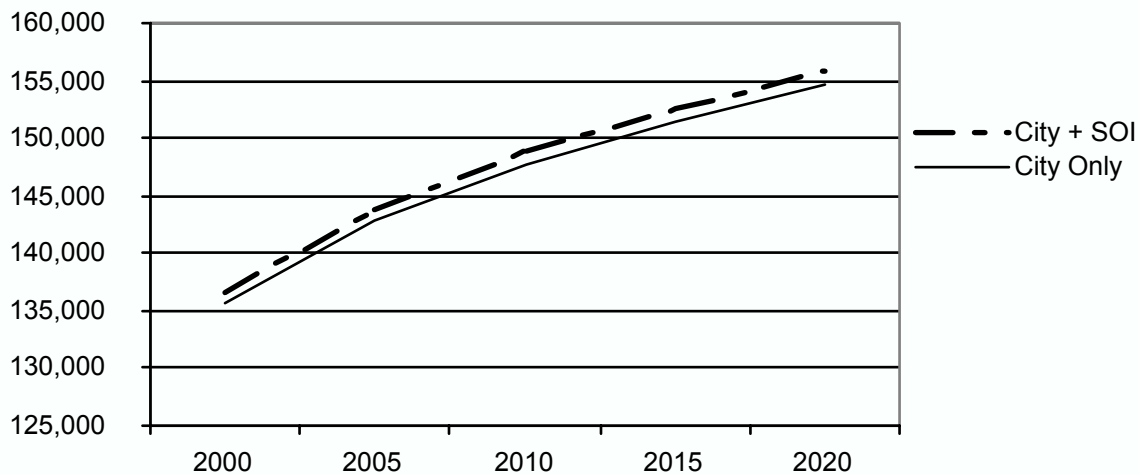
Population estimates are divided into two groups: *household population* and *group quarters* population. *Household population* includes all those people living in housing units, while the *group quarters* population includes people living in a variety of institutional settings such as nursing homes. The group quarters population has risen slightly faster than the household population, but remains less than 1 percent of Sunnyvale's total population.



The Association of Bay Area Governments (ABAG) also produces population estimates as part of its program of projecting future growth in the Bay Area. The latest projections series, *Projections 2000*, includes estimates of population for both the city and its sphere of influence (SOI). ABAG's estimate of the Sunnyvale city population, 135,600, is slightly higher than the DOF estimate. (According to ABAG, the DOF estimates are based on an inaccurate vacancy rate.) ABAG's estimate of the total population for city and SOI was 136,500.

ABAG's projections show a declining rate of population growth between 2000 and 2020. Population is expected to grow at an annual rate of 1.04 percent from 2000–2005, but the growth rate will fall to less than half that amount for the 2015–2020 period. (Figure 2)

Figure 2: Population Projections 2000-2020



	2000	2005	2010	2015	2020
City Only	135,600	142,800	147,700	151,400	154,600
Increase		7,200	4,900	3,700	3,200
Percent Increase		5.31%	3.43%	2.51%	2.11%
Annual Rate of Increase		1.04%	0.68%	0.50%	0.42%
City + SOI	136,500	143,800	148,800	152,600	155,800
Increase		7,300	5,000	3,800	3,200
Percent Increase		5.35%	3.48%	2.55%	2.10%
Annual Rate of Increase		1.05%	0.69%	0.51%	0.42%

Source: ABAG, Projections 2000

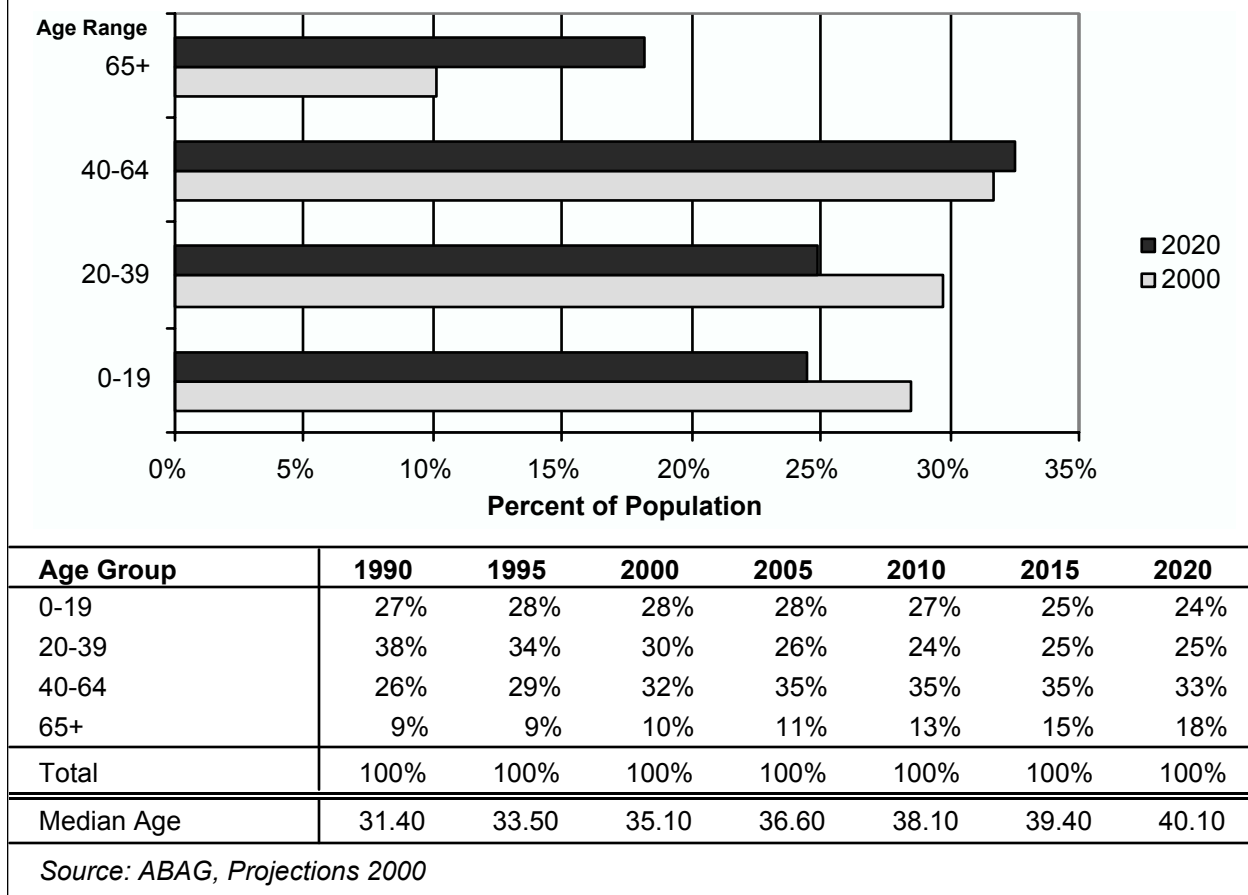
Note: ABAG Projections are based on a mathematical model that allocates county-wide population growth to subareas, including both cities and unincorporated areas. While ABAG's estimates are generally quite good at the County level, they may not be completely accurate for smaller subregions. City data on the number of housing units in the SOI and the average number of persons per household indicate that the SOI population is only about 520 persons, rather than the 900 estimated by ABAG.

Age Distribution

ABAG projects the future age distribution of the population on a county level. Santa Clara County's population has been aging for some time and will continue to get older over the next two decades: the median age will rise from 35 to 40, and the proportion of the population 65 years and over will nearly double from 10 percent to 18 percent of the total. Most of the increase in the elderly population, however, will occur after the current housing element period (2000–2005). ABAG projects that the proportion of children 19 and under will remain steady through 2005 and then will begin to decline. They also expect a large drop in the proportion between 20 and 39 years old in the next five years, but this age group will then remain steady from 2005–2020. The 40–64 age group will increase slightly through 2015 and then decline to near its current level by 2020.

City of Sunnyvale Housing and Community Revitalization Sub-element
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Figure 3: Age Profile 1990-2020

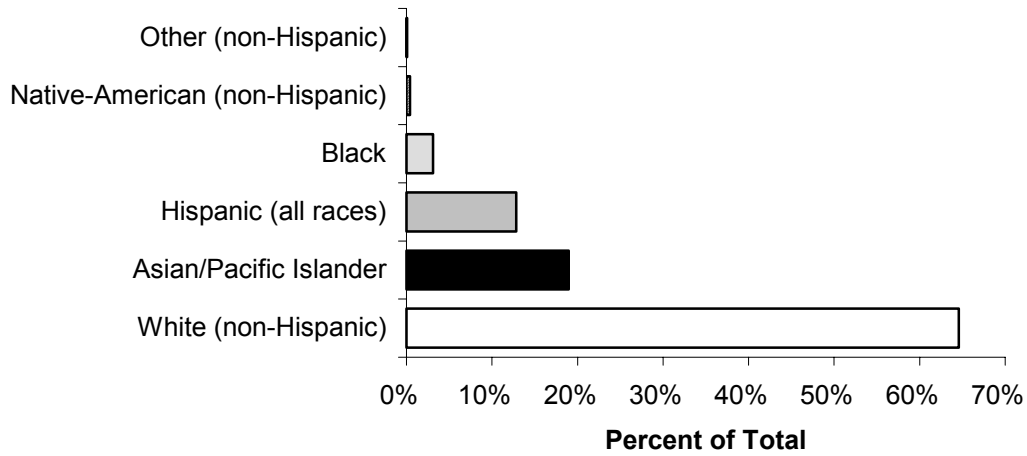


Ethnic Composition

The most recent data on the racial and ethnic makeup of Sunnyvale's population come from the 1990 Census. In that census, 64.6 percent identified themselves as "White/non-Hispanic" and 3.1 percent identified themselves as "Black/non-Hispanic." Those identifying themselves as "Hispanic (of all races)" were 12.8 percent. The remainder of the population were "Asian/Pacific Islander," 19.4 percent, "Native American/Eskimo/Aleut," 0.4 percent, and "Other (non-Hispanic)" 0.1 percent. (Figure 4)

Over one-quarter (27.1 percent) of Sunnyvale's population speak a language other than English at home, and 4,522 adults in Sunnyvale report that they speak English "not well" or "not at all." Overcoming language and cultural barriers to ensure that all residents have equal access to, and understanding of, available housing opportunities is an important part of Sunnyvale's comprehensive housing program.

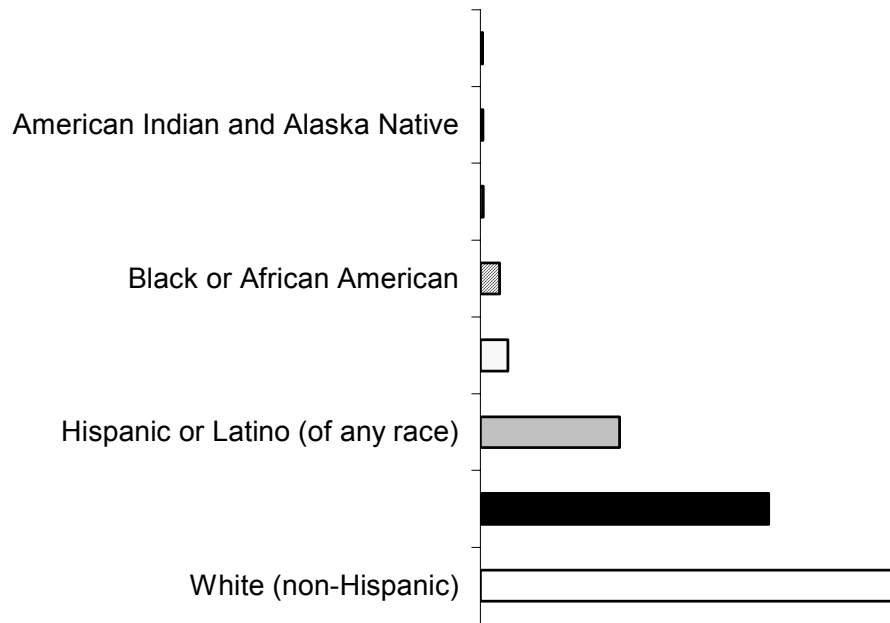
Figure 4: Racial and Ethnic Composition of the Population, 1990



Population Group	Number	Percent
White (non-Hispanic)	75,722	65%
Asian/Pacific Islander	22,233	19%
Hispanic (all races)	15,030	13%
Black	3,655	3%
Native-American (non-Hispanic)	499	0%
Other (non-Hispanic)	90	0%
Total	117,229	100%

Source: Sunnyvale Consolidated Plan, 2000; U. S. Census, 1990

Figure 5: Racial and Ethnic Composition of the Population, 2000



Population Group	Number	Percent
White (non-Hispanic)	61,221	46.5%
Asian	42,296	32.1%
Hispanic or Latino (of any race)	20,390	15.5%
Two or more races	4,004	3.0%
Black or African American	2,790	2.1%
Native Hawaiian, Other Pacific Islander	393	0.3%
American Indian and Alaska Native	362	0.3%
Some other race	304	0.2%
Total	131,760	100.0%
Source: U.S. Census Bureau, Census 2000 Redistricting Data Summary File (http://factfinder.census.gov 4/27/01)		

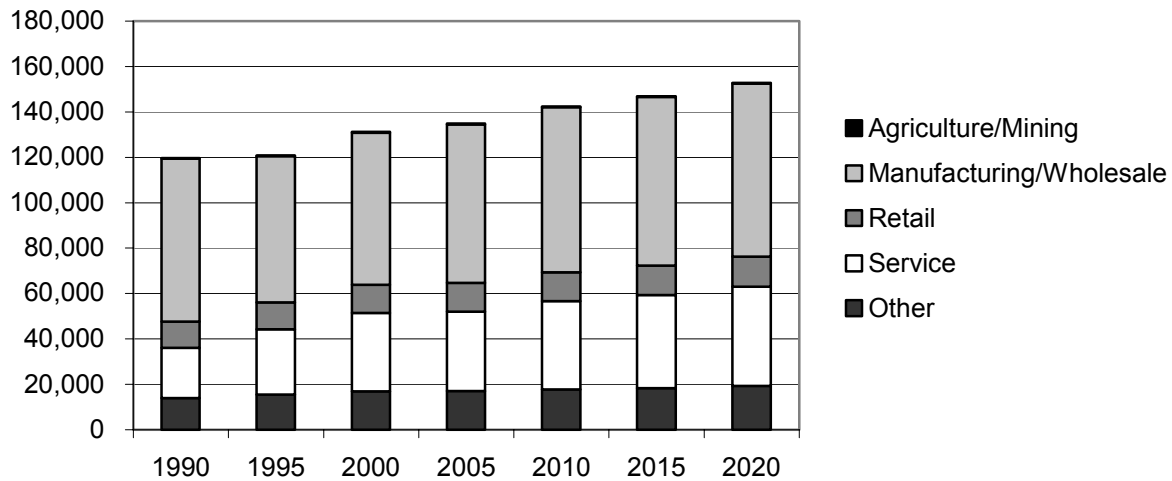
Employment

Employment Trends

Employment in Sunnyvale and the SOI (all ABAG employment data refer to the SOI) grew at a very slow annual rate of 0.18 percent from 1990–1995. The second half of the decade saw much more rapid growth with employment increasing at a 1.66 percent annual rate. This rate is expected to decline to 0.54 percent for 2000–2005. Even though the rate of employment growth will be less than 1 percent for most of the next two decades, the total number of jobs is expected to be 21,590 greater in 2020 than it is today.

By far the largest category of jobs is Manufacturing and Wholesale, accounting for more than half of total employment. Service jobs are the second largest category, followed by Other jobs and Retail jobs. Agriculture and Mining jobs today account for only 0.2 percent of all jobs. The proportion of retail jobs will shrink over the next 20 years as jobs in that category grow more slowly than manufacturing, service, and other jobs.

Figure 6: Employment Projections, 1990-2020



Job Category	1990	1995	2000	2005	2010	2015	2020
Agriculture/Mining	330	330	340	320	320	290	270
Manufacturing/Wholesale	71,640	64,260	66,920	69,740	72,590	74,150	76,120
Retail	11,580	12,020	12,410	12,620	12,800	13,010	13,420
Service	22,160	28,700	34,540	34,920	38,890	41,080	43,540
Other	13,980	15,470	16,930	17,140	17,780	18,320	19,380
Total Jobs	119,690	120,780	131,140	134,740	142,380	146,850	152,730
Increase		1,090	10,360	3,600	7,640	4,470	5,880
Percent Increase		0.91%	8.58%	2.75%	5.67%	3.14%	4.00%
Annual Rate of Increase		0.18%	1.66%	0.54%	1.11%	0.62%	0.79%

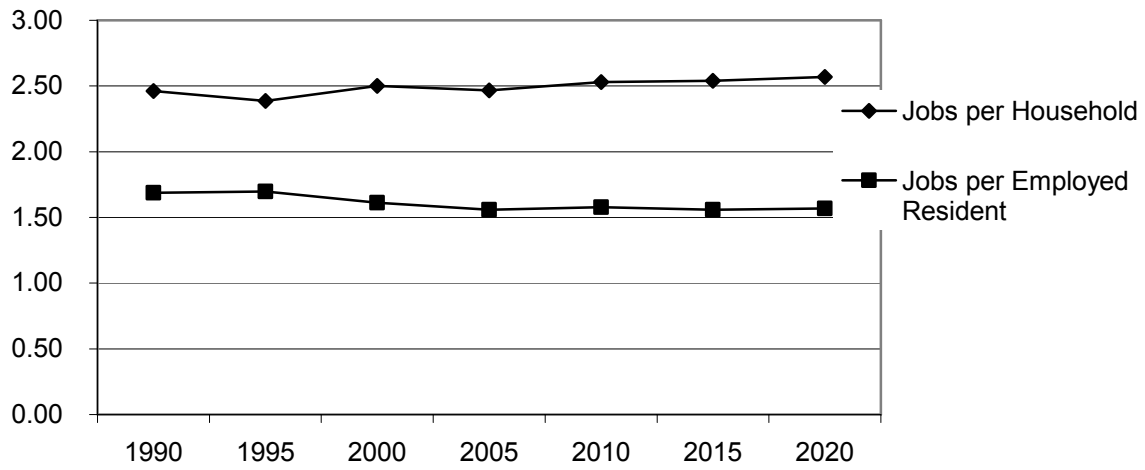
Source: ABAG, Projections 2000

Jobs and Housing

Employment trends affect planning for housing. If a city does not have enough housing units to house the workers employed in the city, the cost of housing is pushed up as people compete for the limited number of units. Workers who lose out in that competition must find housing elsewhere and commute to work, increasing traffic problems in the cities where they live and work and in every city in between.

Sunnyvale's rapid job growth in the second half of the 1990s increased the number of jobs per household slightly (Figure 7), but increases in the number of employed residents during that period reduced the ratio of jobs to employed residents. In 2000, Sunnyvale had 2.50 jobs per household and 1.61 jobs per employed resident. These ratios are projected to remain fairly stable over the next two decades (Figure 7). Overall in the Bay Area, there were 1.42 workers per household in 2000.

Figure 7: Jobs Housing Balance



	1990	1995	2000	2005	2010	2015	2020
Jobs	119,690	120,780	131,140	134,740	142,380	146,850	152,730
Households	48,638	50,630	52,430	54,600	56,270	57,840	59,440
Employed Residents	70,906	71,200	81,400	86,400	90,300	94,200	97,400
Jobs per Household	2.46	2.39	2.50	2.47	2.53	2.54	2.57
Jobs per Employed Resident	1.69	1.70	1.61	1.56	1.58	1.56	1.57

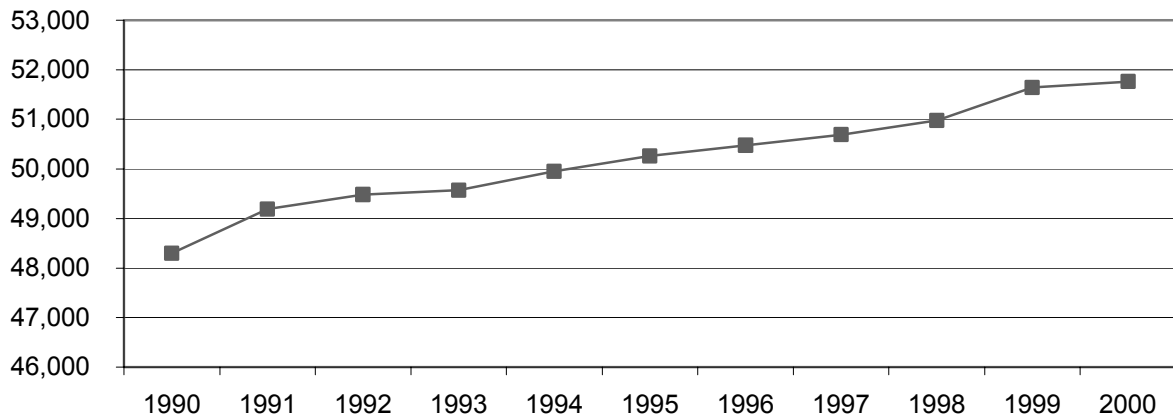
Source: ABAG Projections 2000

Household Characteristics

Household Growth

DOF estimates show a total of 51,764 households in Sunnyvale in 1999—the starting date for this Housing and Community Revitalization Sub-element. ABAG projections show a slightly higher number of 52,020. According to ABAG, the DOF figures for number of households are inaccurate because DOF assumes a vacancy rate that is much too high. ABAG projections for 2000 show 52,430 households for the city plus the SOI. Since 1990, the number of households has increased by only 7 percent, compared to the 14 percent increase in total population. With the population rising at twice the rate of increase in households, the average household size has increased from 2.42 to 2.56. The number of households is projected to grow by less than 1 percent annually through 2020.

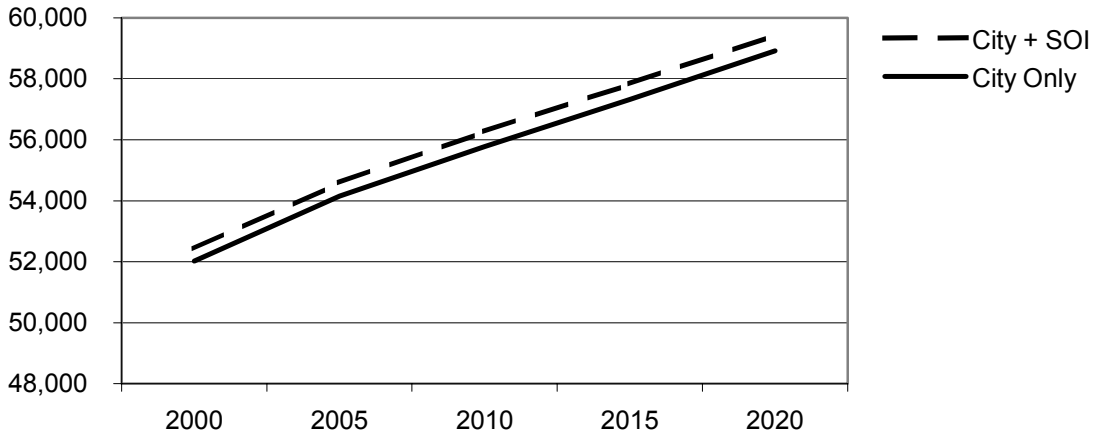
Figure 8: Household Growth 1990-2000



	1990	2000	Change 1990-2000	% Change	Annual Rate
Occupied Units	48,296	51,764	3,468	7%	0.70%
Persons per Household	2.42	2.56	0.14	6%	0.57%

Source: CA Department of Finance, City/County Population and Housing Estimates, 1991-2000

Figure 9: Household Projections, 2000-2020



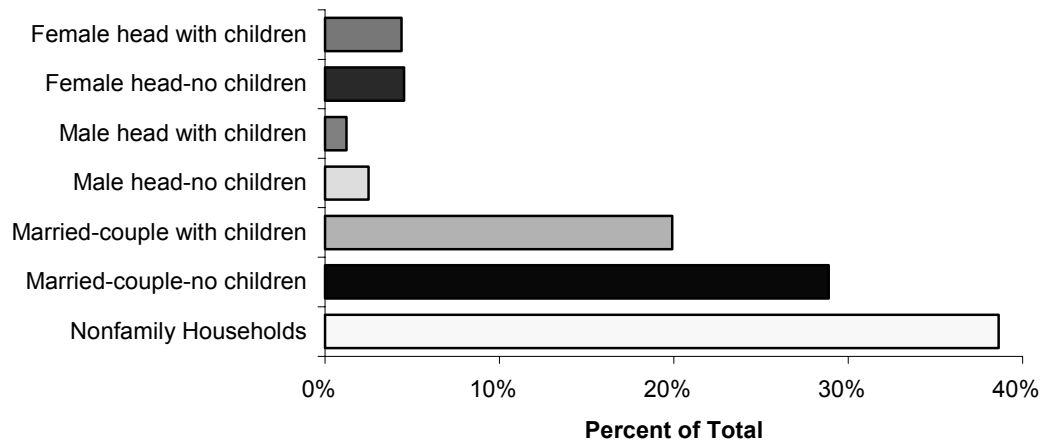
	2000	2005	2010	2015	2020
City Only	52,020	54,150	55,780	57,320	58,920
Increase		2,130	1,630	1,540	1,600
Percent Increase		4.09%	3.01%	2.76%	2.79%
Annual Rate of Increase		0.81%	0.59%	0.55%	0.55%
City + SOI	52,430	54,600	56,270	57,840	59,440
Increase		2,170	1,670	1,570	1,600
Percent Increase		4.14%	3.06%	2.79%	2.77%
Annual Rate of Increase		0.81%	0.60%	0.55%	0.55%

Source ABAG, Projections 2000

Household Types

Nearly half (49 percent) of Sunnyvale's households were married-couple families at the time of the 1990 census. (However, only 20 percent of households in 1990 were married-couple families with children.) Another 5 percent of households were single-parent families, with most of these being female-headed households. Nonfamily households (one-person households, and unrelated persons living together) made up 39 percent of the total households, and the remaining 7 percent were family households made up of two or more related persons but without a married couple or children in the household.

Figure 10: Household Type and Presence of Children



	1990 Census	2000 Estimate	Percent
Family Households:			
Married-couple Family:			
With own children under 18 years	9,676	10,371	20%
No own children under 18 years	14,028	15,035	29%
Other Family:			
Male Householder, no wife present:			
With own children under 18 years	592	635	1%
No own children under 18 years	1,207	1,294	2%
Female Householder, no husband present:			
With own children under 18 years	2,120	2,272	4%
No own children under 18 years	2,205	2,363	5%
Nonfamily Households	18,764	20,111	39%
Total Households	48,592	52,081	100%

Source: U.S. Census 1990 STF3A, Table P22

Owner-renter Distribution

Because of its large proportion of multifamily housing units (see page 33 for description of housing units), Sunnyvale has a lower rate of home-ownership than other cities in the county. The proportion of owners fell from 51 percent in 1980 to 46 percent in 1990, but increased to 49 percent by 1995 (Land Use and Transportation Element, p. 147).

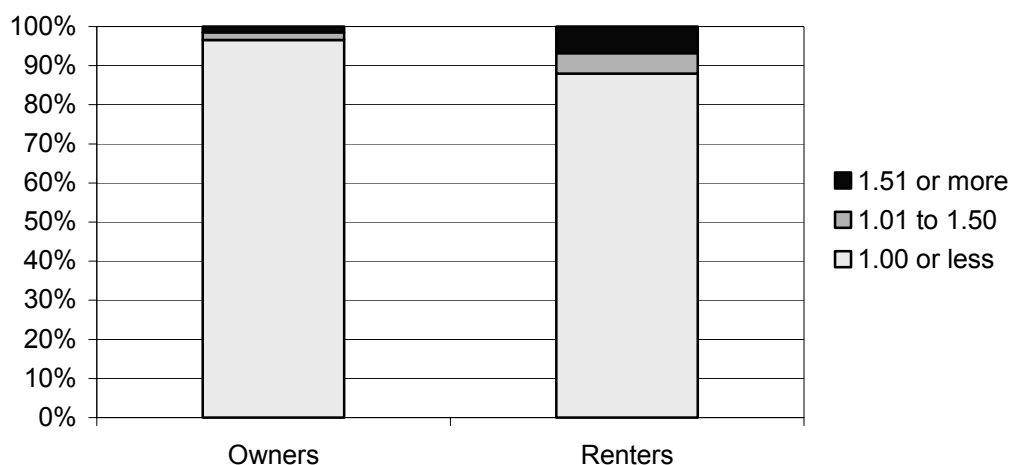
Vacancy Rate, 2000

As required by its Condominium Conversion Ordinance, the City conducts a survey of rental units twice a year to determine current rents and vacancy rates. The June 2000 survey gathered information from 101 apartment complexes, representing approximately half of the city's rental stock. It found a vacancy rate of 0.03 percent, the lowest rate recorded in any of the semi-annual surveys. A similar survey of mobile home parks found *no* vacant spaces. These low vacancy rates make it difficult for people—especially those of lower income—to find the housing they need.

Overcrowding

Federal housing policy defines “overcrowded” as a housing unit with more than one person per room, excluding kitchens and bathrooms. Overcrowding is more common among renter households than among owners. The 1990 Census found that only 3 percent of owner-occupied units were overcrowded, compared to 12 percent of renter households (Figure 11). Applying these 1990 percentages to the estimated number of households in Sunnyvale today, at least 4,035 (8 percent of 51,267) households probably live in overcrowded conditions. Because the average household size has been rising and because housing costs have risen faster than incomes, it is likely that the number of overcrowded households is even larger than the above estimate.

Figure 11: Persons per Room



Persons per room	Owners			Renters		
	1990 Census	2000 Estimate	Percent	1990 Census	2000 Estimate	Percent
1.00 or less	22,777	24,413	97%	21,625	23,178	88%
1.01 to 1.50	465	498	2%	1,276	1,368	5%
1.51 or more	352	377	1%	1,672	1,792	7%
Total Units	23,594	25,289	100%	24,573	26,338	100%

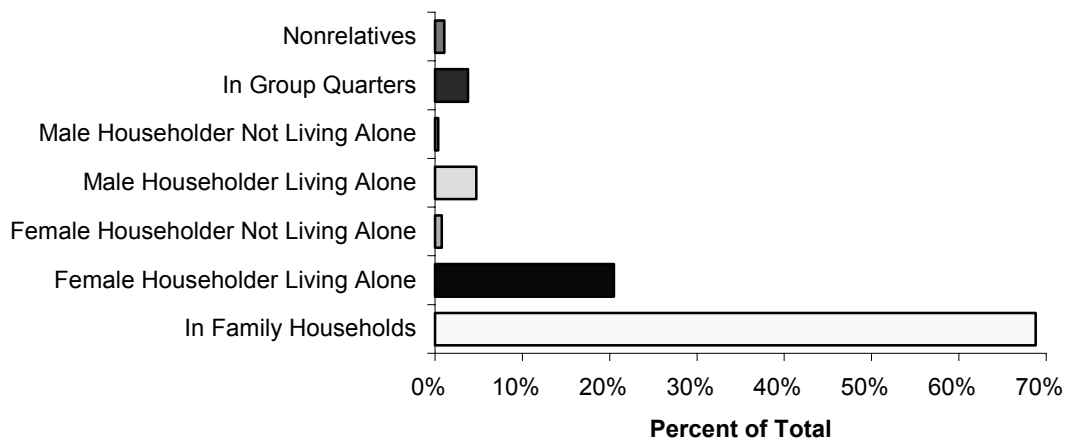
Source: U.S. Census 1990 STF3A, Table H69

Special Housing Needs

Elderly

When data from the 2000 census becomes available, it may show significant changes in the elderly population since 1990. The 1990 census found 12,005 persons aged 65 and older in Sunnyvale: 4,383 of them were 75 years and older, and 1,008 were 85 years and older. Although the long-term trend cited above shows an aging population over the next 20 years, the proportion of the population over 65 has increased only slightly since 1990. The estimates of family type for the elderly in Figure 12 assume that the proportions have remained stable since 1990. Nearly 70 percent of the elderly live in family households (i.e., with one or more relatives) and 4 percent live in group quarters. Of the remainder, the largest group by far is women living alone, 21 percent of all elderly residents.

Figure 12: Household Type for Persons 65 Years and Over



	1990 Census	2000 Estimate	Percent
In Family Households:	8,258	9,377	69%
In Nonfamily Households:			
Male Householder:			
Living Alone	569	646	5%
Not Living Alone	43	49	0%
Female Householder:			
Living Alone	2,462	2,795	21%
Not Living Alone	91	103	1%
Nonrelatives	128	145	1%
In Group Quarters:	454	515	4%
Total 65 Years and Over	12,005	13,631	100%

Source: U.S. Census 1990, STF3A, Table P18

Elderly individuals are typically on fixed incomes and in great need of affordable housing and/or housing cost assistance. The Sunnyvale *Consolidated Plan* found that in 1990, 459 elderly persons lived below the poverty level in Sunnyvale. Of the 7,482 elderly households in Sunnyvale, 65 percent were low-income, and 2,446 elderly households were paying more than 30 percent of their incomes on rent.

Elderly persons may also require assistance with domestic chores and activities, such as driving, cooking, cleaning, showering, or climbing stairs. The County Strategic Vision Steering Committee reports that 14 percent of individuals age 65 to 74 and 33 percent of individuals age 85 and up are unable to carry out a major domestic activity. The Strategic Vision Steering Committee also reports that relatives account for 84 percent of all providers of services for seniors. For elderly people who live alone, or who don't have relatives able to care for them, the need for assistance may not be met.

There are at least 4,000 persons above the age of 75 in Sunnyvale who may soon need supportive housing. According to the County's Strategic Vision Steering Committee, persons over age 85 will soon make up the fastest growing segment of the senior population. As seniors age, they have more health problems and fewer family resources for support services. By 1995, the Strategic Vision Steering Committee reported, there would be a need for an estimated 6,500 skilled nursing beds and 740 intermediate care beds countywide. That represents an increase of 2,230 beds over 1990 levels.

According to a report issued in 2000 by Senior Access Consortium of Santa Clara County, because of the lack of housing and care options for low income elders, some elders are placed prematurely in skilled nursing facilities so that Medi-Cal will pay for their care. The report further states that housing for persons with special needs can support residents for sustained periods if services are attached or available to residents in the settings. Access to services can help persons compromised by health changes remain at home or postpone placement in higher levels of care. "At home" is in the home they own, in the home of family, rental housing, congregate housing and even care settings. They would be supported in the least restrictive environment possible.

There are currently (in 2000) 454 elderly persons living in institutional settings in Sunnyvale. The City funds Project Match to provide shared living situations for 65 extremely low-income seniors each year. Project Match also has two buildings that house 9 extremely low-income elders. There are also unlicensed group homes for the elderly.

The Sunnyvale Multi-purpose Senior Center has one of the largest senior day programs in Santa Clara County. It is sponsored by the City of Sunnyvale and is operated through the Parks and Recreation Department. The center is designed to serve the needs of individuals who are 50 years and older. Annual membership for Sunnyvale residents is \$6, and \$10 for non-residents. Members can participate in activities, classes, trips, blood pressure screening, and receive income tax assistance, legal advice and health insurance counseling. The center also has a Senior Nutrition program which offers lunch at noon Monday through Friday for \$2 to Sunnyvale members and \$3 to non-resident members. This program is available to disabled individuals as well as seniors.

Persons with Disabilities

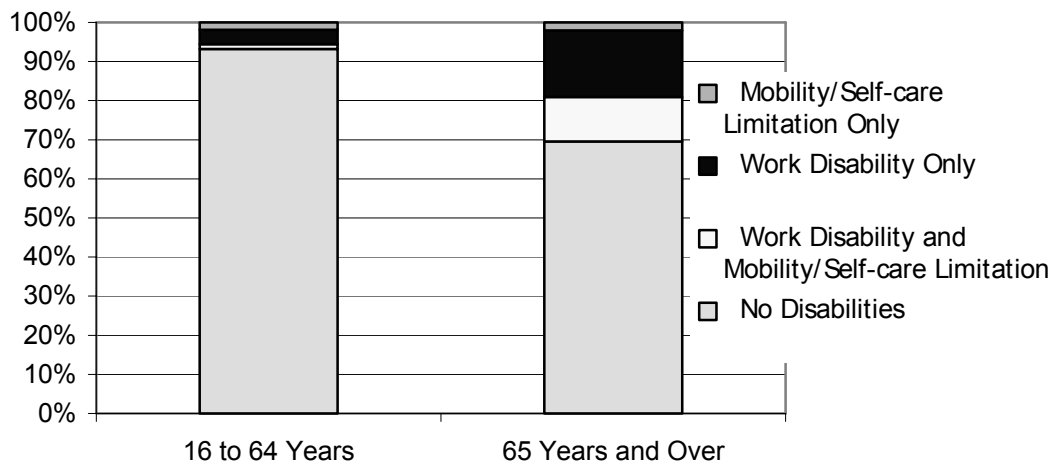
Disabilities may affect a person's housing needs: first, a mobility limitation, or second, a self-care limitation, may require modifications to housing to accommodate the disability; third, a work disability may limit a person's ability to afford adequate housing. Some individuals have all three types of disabilities.

Disabilities are much more common among the elderly population: 30 percent of seniors have some form of disability, compared to only 7 percent for people from 16 to 64 years old. Only 2 percent of seniors reported having a mobility or self-care limitation only, and 17 percent reported having a work disability only. Eleven percent reported having both a work disability and mobility/self-care limitations. Appropriate modifications to housing units can assist those with mobility and self-care limitations to remain in their homes or to find housing. Housing assistance programs for lower-income households can help those whose incomes are limited by work disabilities (Figure 13). The Santa Clara County Homeless Survey (1995) found that 16 percent of the homeless who responded reported being physically disabled.

The State of California Code of Regulations, Title 24 (CCR Title 24), requires that places of employment, housing, public accommodation, commercial facilities, transportation, communications and public services be accessible to persons with disabilities. Sunnyvale enforces the 1998 edition of the code, which affects all buildings with five or more units.

The City operates a program that utilizes CDBG funds to help both elderly and disabled individuals retrofit their homes to make all areas of their residence accessible and useful to them. The program results in the retrofitting of approximately 45 units per year. The Adult Independence Development Center (AIDC) receives more than 200 requests per year for the placement of disabled persons in appropriately modified housing. However, only about 20 percent of applicants can actually be placed because of the shortage of appropriate units. Even if an appropriate unit is found, it may not be affordable to a particular individual. A significant percentage of people with disabilities are lower income and on some form of public assistance and cannot afford market rate rents.

Figure 13: Mobility, Self-care, and Work Disabilities by Age Group, 1990



Age Group and Disability Type	1990 Census	2000 Estimate	Percent
16 to 64 Years			
Work Disability and Mobility/Self-care Limitation	509	578	1%
Work Disability Only	1,586	1,801	4%
Mobility/Self-care Limitation Only	830	942	2%
No Disabilities	40,391	45,862	93%
Total 16-64 Years	43,316	49,183	100%
65 Years and Over			
Work Disability and Mobility/Self-care Limitation	547	621	11%
Work Disability Only	818	929	17%
Mobility/Self-care Limitation Only	97	110	2%
No Disabilities	3,344	3,797	70%
Total 65 Years and Over	4,806	5,457	100%

Source: U.S. Census 1990 STF3A, Table P68

Persons with Developmental Disabilities

The Housing Choices Coalition (HCC)—an agency addressing the housing needs of the developmentally disabled—reported in 2000 that 308 people in Sunnyvale suffer from mental retardation, cerebral palsy, autism or other developmental disabilities. Of that number, 131 are 18 or older. The San Andreas Center estimates that 60 percent of developmentally disabled adults are currently living at home with their parents. Most of these individuals will need some kind of housing in the future, separate from their current families. In addition, approximately 30 percent of people who now live in community residential facilities (i.e., group homes) would also choose more independent living, were it available.

In Sunnyvale, there is a six-unit building serving 12 developmentally disabled persons, and two single-family homes serving 10 developmentally disabled. There is also a four-bedroom home serving six autistic individuals. A 23-unit apartment complex providing both housing and supportive services for developmentally disabled people is under construction in 2000.

Many of the developmentally disabled live primarily on Social Security income with additional income from work, family or other sources. HCC reports that it is not uncommon for a disabled adult to earn less than \$10,000, making it extremely difficult to find affordable housing.

Single Persons

According to the 1990 census, 28 percent of Sunnyvale households were single individuals. Single-person households accounted for 22 percent of owner-occupied units and 34 percent of rental units. Single-person households tend to pay large portions of their incomes for housing. Nearly all low-income single-person households pay more than 30 percent of gross income for housing.

Single adults with low incomes are an underserved group in need of small and affordable rental units. The Section 8 program does not generally serve single persons unless they are disabled or elderly. The Carroll Inn single room occupancy complex serves this population, but as evidenced by the number of applications received for these units, the need is still very great. The Borregas Court single room occupancy complex, aided by low income tax credits, added 117 affordable units for this group to Sunnyvale's housing stock in 1999.

Single Parent Households

As shown in Figure 10, Household Type, page 23, only 5 percent of Sunnyvale households are single-parent families with children. Even though the number of single-parent families is small, housing problems for this group can be significant. According to the 1990 census, male-headed single parent families had a median income about 75 percent of the area median family income for a family of four. Female-headed single parent families had a median income of only 50 percent of the median family income. This would indicate more than half of the male-headed single parent families were "low income" and half of the female-headed single parent families were "very low-income."

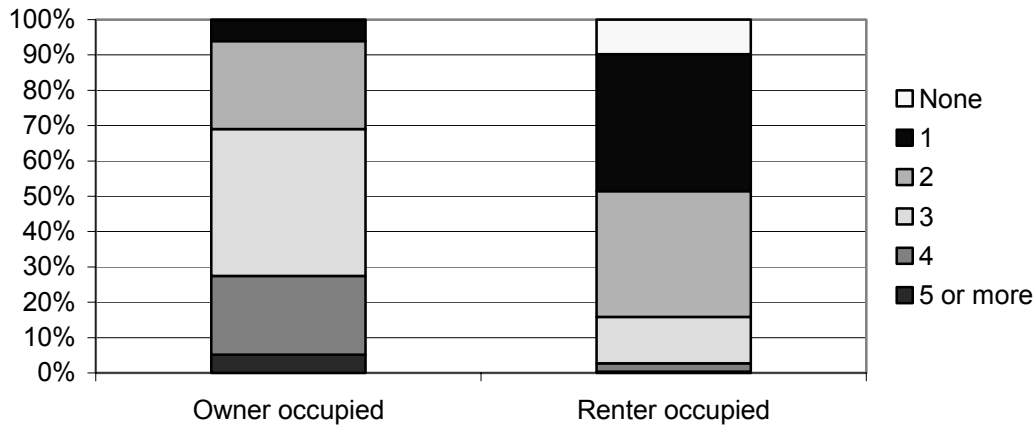
Many single parent households are also at a high risk of becoming homeless because of their lower incomes and the lack of affordable housing and support services. Single parent families are the fastest growing segment of the homeless population. According to the Santa Clara County Children's Report Card of 1993, 52 percent of homeless families in the County were headed by single parents.

The Catholic Charities Shared Housing program focuses on finding shared housing situations for single parent families. They try to help 45 families a year.

Large Families

Only 8 percent of Sunnyvale households had five or more persons in 1990, but these large households may nevertheless experience significant housing problems. Large households who are renters certainly have less choice in finding suitable units. As shown in Figure 14, while more than two-thirds of owner-occupied units have three or more bedrooms, only one-sixth of renter-occupied units have at least three bedrooms.

Figure 14: Number of Bedrooms by Tenure



Bedrooms	Owner occupied		Renter occupied	
	Number	Percent	Number	Percent
None	64	0.3%	2,407	9.8%
1	1,361	5.8%	9,566	38.8%
2	5,883	24.9%	8,801	35.7%
3	9,829	41.6%	3,242	13.1%
4	5,257	22.3%	576	2.3%
5 or more	1,222	5.2%	89	0.4%
Total	23,616	100.0%	24,681	100.0%

Source: U.S. Census 1990 STF3A, Table H31

Farmworkers

Although ABAG's *Projections 2000* shows 340 jobs in Agriculture and Mining in Sunnyvale, the City is not aware of any farmworkers—or need for farmworker housing—in Sunnyvale.

Families and Persons in Need of Emergency Shelter

Information on the homeless population comes primarily from a survey conducted in January 1995 by the Cities of San José, Santa Clara, Palo Alto, Mountain View, Sunnyvale, and Gilroy, and the County of Santa Clara. The survey consisted of a questionnaire administered to a sample of the homeless population in the County. Unlike a census, which counts the entire population in a group, a sample survey reaches only a subset of the total population. In this case, a sample survey was undertaken because it is not possible to find every homeless person at one point in time to take the questionnaire. Also, some homeless people did not want to participate in this voluntary survey, while others who perhaps were homeless during part of the year were not homeless at the time the survey was taken.

Santa Clara County's homeless population reflects the diverse urban, suburban and rural areas of the county. The urban homeless, of which 80 percent are single males, are the most visible homeless population in the urban areas of the county. They constitute the primary users of the County's emergency winter shelter system. Unlike the urban homeless, the suburban and rural homeless are more difficult to enumerate and do not congregate in any numbers, often encamping along the county's creek network. As many as 150 to 200 homeless individuals have been identified as camping in the county's creeks at any given time.

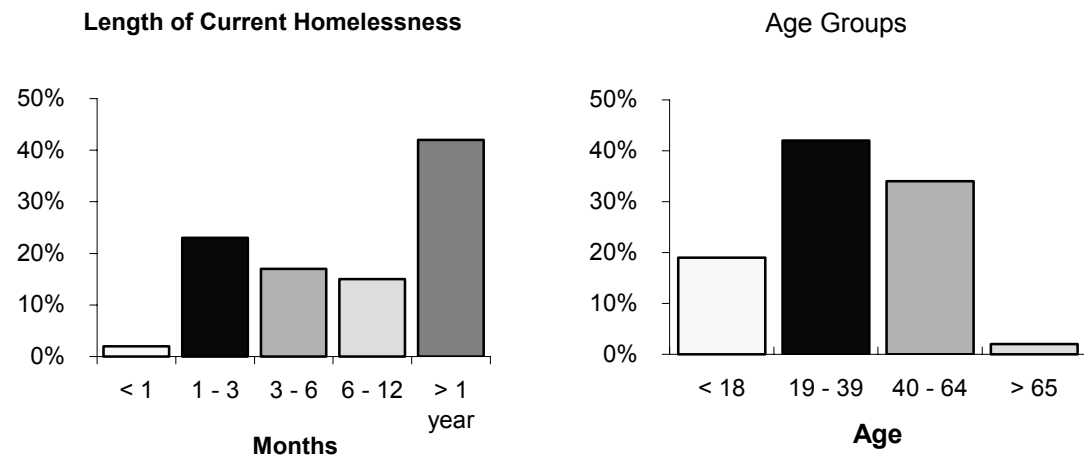
Many more homeless individuals and families may be found camping in parks, or living in their cars or recreational vehicles, and moving from location to location. Migrant laborers who are homeless have been found camping in the County's agricultural areas. As many as 150 people—men, women and children—living in makeshift dwellings have been located living next to the fields in which they work.

Major findings of the 1995 survey include:

- 1) The length of time in homelessness appears to be increasing. Over 41 percent of the respondents reported being homeless for more than one year.
- 2) 19 percent of the homeless were children. Of those children, 36 percent were under the age of 5, 28 percent were between the ages of 6 and 12, 17 percent were between the ages of 13 and 17, and 19 percent did not give an age. The Emergency Housing Consortium alone served 22 children from Sunnyvale in 1999.
- 3) The number of working homeless more than doubled from the 12 percent reported in 1989 to 24 percent in 1995.
- 4) Only a small portion (less than 25 percent) of the homeless receive public assistance in the form of AFDC, General Assistance, Special Supplemental Nutrition Program for Women, Infants and Children (WIC), and/or Social Security.
- 5) Mental illness and substance abuse continue to be a significant factor for the county's homeless population: 34 percent of the respondents reported an alcohol or substance abuse problem, and 11 percent reported a severe mental illness.
- 6) The county's homeless population continues to be fairly well educated. Fifty-three percent graduated from high school, while 7 percent were college graduates and 2 percent had post-graduate training.
- 7) 72 percent of the county's homeless had incomes below the national poverty level.
- 8) 16 percent of the homeless who responded reported being victims of domestic violence.

Of the 1,149 homeless persons surveyed in January 1995, 117 (10.2 percent) said they lived in Sunnyvale or gave Sunnyvale as their last residence. Based on the survey results and the number of emergency shelter beds existing in the county, the study estimated that there were about 1,700 homeless people without permanent shelter in the county. Further, by using a formula to calculate turnover rates in shelters, the study estimated that nearly 7,500 people experience an episode of homelessness during a given year in the county.

Figure 15: Characteristics of the Homeless Population



Length of Current Homelessness

< 1 month	2%
1 - 3 months	23%
3 - 6 months	17%
6 - 12 months	15%
> 1 year	42%

Ethnicity

White	38%
African American	19%
Hispanic	25%
Native American	5%
Asian or Pacific Islander	2%
Other	10%

Marital Status

single	54%
married	9%
divorced	20%
separated	8%
widowed/other	9%

Age Groups

< 18	19%
19 - 39	42%
40 - 64	34%
> 65	2%

Gender

male	81%
female	19%

Income

less than \$500/month	44%
\$500-1,000	23%
\$1,000-1,500	5%
\$1,500+	7%

Income Sources

AFDC	8%
SSI	12%
Employment	23%
General Assistance	9%
WIC/Other	9%

Education

some grade school	9%
some high school	19%
high school degree	28%
some college	26%
college degree	8%
post-graduate work	2%

Mentally Ill

11%

With Alcohol and Drug Problem

34%

Victims of Domestic Violence

15%

Veterans (primarily Vietnam era)

30%

With Physical Disabilities

19%

Source: Santa Clara County, County-wide Homeless Survey, 1995

Needs of persons threatened with homelessness

There is no reliable estimate available of the number of persons threatened with homelessness in Santa Clara County or in Sunnyvale. According to the staff at Sunnyvale Community Services, an agency that provides emergency food and financial assistance to low-income individuals, people may be threatened with homelessness for several reasons. Some individuals who have been laid off recently come to the agency for emergency assistance because they have spent their financial reserves while hunting for a new job. Others are in need of funds to keep them going as they wait for unemployment benefits to begin; others have disabilities and are struggling under medical costs or have become recently disabled and are waiting for work disability benefits to begin.

Sunnyvale Community Services served 14,914 individuals in FY 98/99. This number does not account for those who came to the agency more than once, as each individual is counted only one time. The agency believes that this is only a small percentage of the number of persons on the verge of homelessness.

Homeless facilities & services

Because of the shifting nature of homelessness, as people move between cities to find work or housing, the City, in collaboration with the other jurisdictions and the County of Santa Clara, is now taking a regional approach to homelessness.

As of 1995 in Santa Clara County, there were 662 permanent shelter beds and 590 seasonal beds. Approximately 20 percent (120) of the seasonal beds are located within Sunnyvale. (For both types of beds combined, the City has about 10 percent of the total shelter beds available in the county.) Many of the meal programs for the homeless and near homeless are also located in the city. All emergency shelters in Sunnyvale continually run at or near capacity, with many maintaining waiting lists.

The largest shelter for youth in the county is the Santa Clara County Children's Shelter, providing emergency shelter for wards of the court (usually victims of abuse or neglect) from newborn to 18 years of age. The facility has a 132-bed capacity and is consistently full. Other shelters for youth include Casa SAY, Emergency Housing Consortium's Youth Outreach Program, and the Bill Wilson Center.

The ARIS Project Residence Program provides an example of low-cost, special needs housing to persons with AIDS. The ARIS Project manages five residence sites, for a total of 44 beds in shared living. In recognizing the need to provide services to the growing population of women with AIDS or HIV, the ARIS Project—in collaboration with Innovative Housing—opened its fifth house (specifically for women) in 1995.

Other Special Needs Groups

Based on available health service data, there are estimated to be approximately 3,000 to 5,000 HIV Positive persons in Santa Clara County. In addition, the Santa Clara County HIV Planning Council's need assessment (1999) reported 2,953 cumulative cases of AIDS by the end of 1998. Of this number, 92 percent were men and 8 percent were women. The study also showed that of the approximately 1,200 people alive with AIDS in the county today, 90 percent are men and 10 percent are women.

Of the 343 people surveyed as part of the needs assessment, 38 percent rated housing services as the most important to people living with HIV and AIDS. Housing was also identified as the most difficult service to obtain. Within this category, finding housing for families was the most difficult. Six percent of the people in the sample were identified as homeless, either living in shelters or on the street.

From July 1, 1999, through January 31, 2000, the ARIS project provided affordable housing to 120 individuals for a total of 19,197 bed days with an average occupancy of 97 percent. During the same period, ARIS received 186 applications for housing through its various programs. As of January 31, 2000, ARIS had 129 applications for housing on its waiting list, constituting approximately a 24-month waiting period for housing.

According to the Santa Clara County Mental Health Department, there continues to be an ongoing need for support services related to mental health needs of the community. Of the 29,000 people requiring mental health care, nearly all need housing placement assistance. There are currently 75 board and care homes in the county for adults (age 18-60) who have mental health problems. There is one four-unit building that provides independent living for eight psychiatrically disabled adults in Sunnyvale.

Level of Payment Compared to Ability to Pay

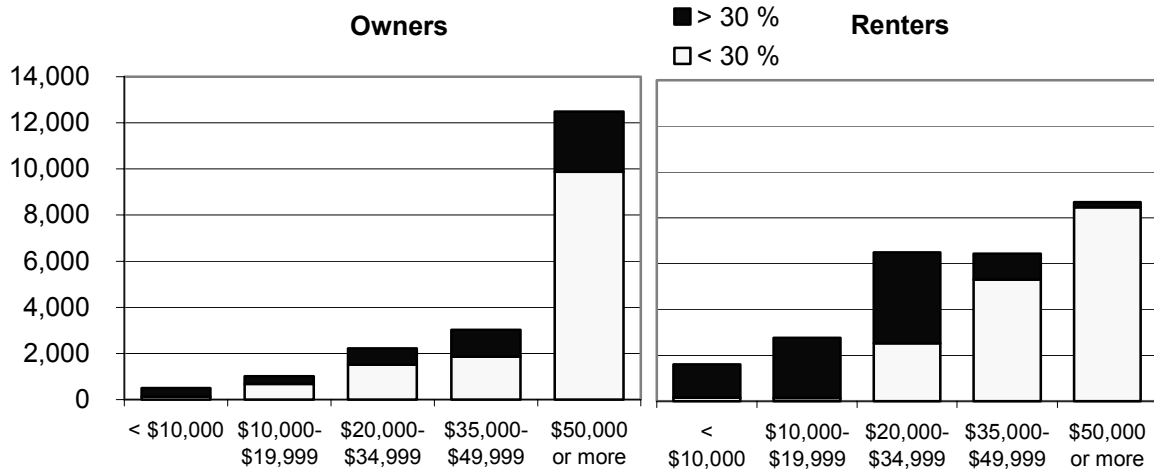
In addition to providing enough units for future growth, Housing and Community Revitalization Sub-elements are also required to consider affordability of existing units for people at various income levels. The generally accepted standard in government and the industry is that a household should pay no more than 30 percent of gross income for housing. If the household pays more than 30 percent, it is considered to be overpaying for housing.

Median income for Santa Clara County (the San José SMSA) in 2001 was \$87,300 for a household of four persons, as determined by HUD.

The most recent data comparing incomes to housing costs are from the 1990 Census. Considering the recent dramatic rise in Silicon Valley housing costs, the number of households currently overpaying for housing is undoubtedly much higher, as data from the 2000 census may eventually show.

In 1990, 36 percent of renters and 27 percent of owners were paying more than 30 percent of income for housing. The problem is most acute for low-income renter households: over 80 percent of renters with 1990 incomes below \$20,000 were overpaying for housing in 1990, and 60 percent of renters with 1990 incomes from \$20,000–\$35,000 were overpaying. Among owner households, nearly two-thirds of those with incomes below \$10,000 were overpaying, while one-third of owners with incomes from \$10,000–\$50,000 were overpaying. For households earning more than \$35,000 a year, more owners than renters were overpaying.

Figure 16: Percent of Income Paid for Housing



Income Group	Owners			Renters		
	1990 Census	2000 Estimate	Percent	1990 Census	2000 Estimate	Percent
Less than \$10,000:						
Less than 30 percent	118	126	21%	146	156	9%
30 percent or more	355	380	64%	1,355	1,452	80%
Not computed	80	86	15%	197	211	12%
Total Households <\$10,000	553	593	100%	1,698	1,820	100%
\$10,000 to \$19,999:						
Less than 30 percent	636	682	67%	132	141	5%
30 percent or more	308	330	33%	2,446	2,622	93%
Not computed	0	0	0%	46	49	2%
Total Households \$10,000-\$19,999	944	1,012	100%	2,624	2,812	100%
\$20,000 to \$34,999:						
Less than 30 percent	1,408	1,509	68%	2,361	2,531	39%
30 percent or more	663	711	32%	3,690	3,955	60%
Not computed	0	0	0%	66	71	1%
Total Households \$20,000-\$34,999	2,071	2,220	100%	6,117	6,556	100%
\$35,000 to \$49,999:						
Less than 30 percent	1,739	1,864	62%	4,948	5,303	82%
30 percent or more	1,079	1,156	38%	1,051	1,126	17%
Not computed	0	0	0%	37	40	1%
Total Households \$35,000-\$49,999	2,818	3,020	100%	6,036	6,469	100%
\$50,000 or more:						
Less than 30 percent	9,220	9,882	79%	7,886	8,452	96%
30 percent or more	2,427	2,601	21%	213	228	3%
Not computed	5	5	0%	80	86	1%
Total Households >\$50,000	11,652	12,489	100%	8,179	8,766	100%
Total Units	18,038	19,333		24,654	26,424	

Source: U.S. Census 1990, STF3A, Table H50, H59

Cost of Housing

From January 1 to June 30, 2000, the median sale price for single-family houses in Sunnyvale was \$568,000 for single-family homes, and \$370,500 for condos and town homes (TitleTech, Oakland, CA). In addition, the average purchase price for existing housing of all types in Sunnyvale increased almost 13 percent between 1998 and 1999, from \$369,000 to about \$417,000 (Santa Clara County, Center for Urban Analysis). With Median Income in Santa Clara County at \$87,000 in 2000 and \$87,300 in 2001 (as determined by HUD for a household of four), many households with good incomes could not afford to buy houses in Sunnyvale. The National Association of Homebuilders (NAHB) rates the San José SMSA (Santa Clara County) as one of the least affordable metropolitan areas nationally, ranking number 182 out of 186.

Rental Affordability

The City's most recent vacancy survey in June 2000 found the median rent for a one-bedroom apartment was \$1,555, an increase of 19 percent over 1999 and a 43 percent increase over 1998. Figure 17 below shows the results of this rental survey, and Figure 17 shows the rent that households at various income levels could afford to pay if they spend no more than 30 percent of income on housing. Figure 18 shows that very low-income households (50 percent of median income or less) could not afford even a studio apartment. A low-income household (80 percent of median) can afford a studio or 1-bedroom apartment, but not a 2- or 3- bedroom apartment. In fact, 3-bedroom apartments would be unaffordable for even moderate-income households. In order to rent the median 3-bedroom apartment in Sunnyvale, a household would have to make \$117,600 a year (135 percent of the median).

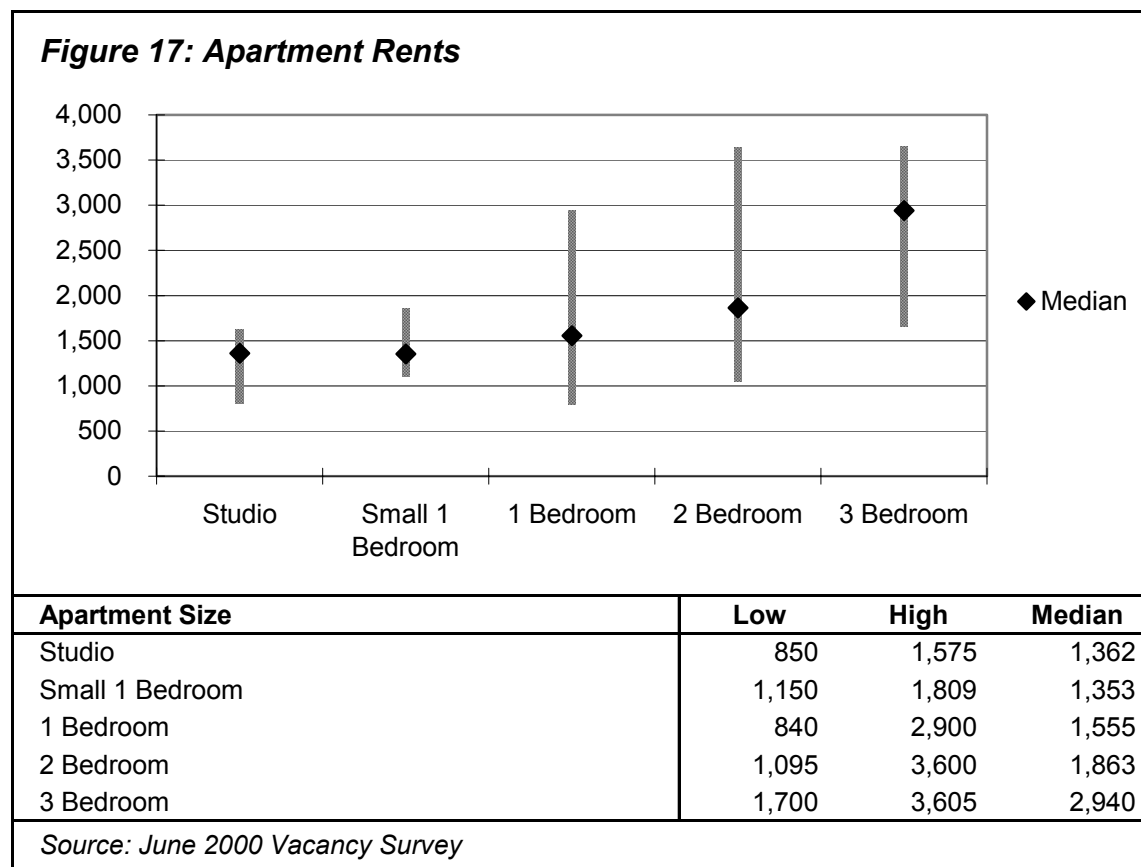


Figure 18: Affordable Rents Compared to Actual Rents, 2000

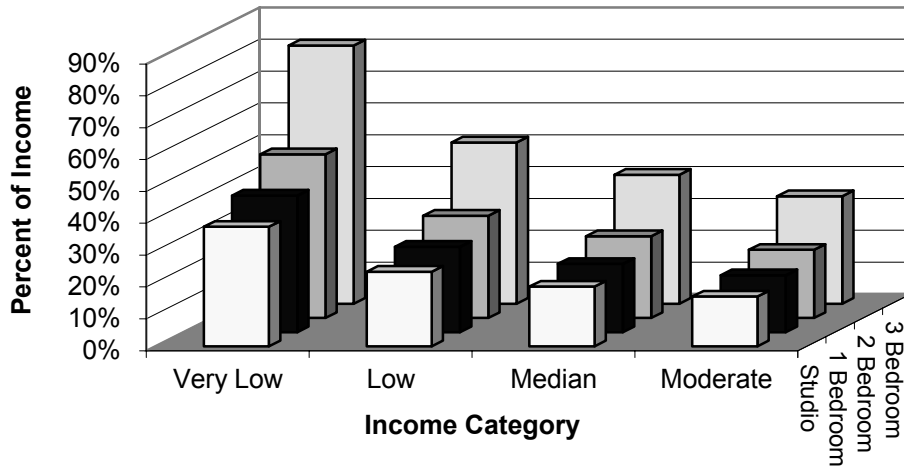


Income Category	Percent of median	Income Limit	Affordable Rent
Very Low-Income	50%	43,500	1,088
Low-Income	80%	69,600	1,740
Median Income	100%	87,000	2,175
Moderate-income	120%	104,400	2,610

Source: Calculated from HUD income data, 2000

Figure 19 shows the percentage of income that households at different income levels would have to pay to afford a median-price unit.

Figure 19: Apartment Rents as a Percentage of Income



Apartment Size	Median Rent	Percent of Income Needed to Pay Rent			
		Very Low	Low	Median	Moderate
Studio	1,362	38%	23%	19%	16%
Small 1 Bedroom	1,353	37%	23%	19%	16%
1 Bedroom	1,555	43%	27%	21%	18%
2 Bedroom	1,863	51%	32%	26%	21%
3 Bedroom	2,940	81%	51%	41%	34%

Source: June 2000 Vacancy Survey

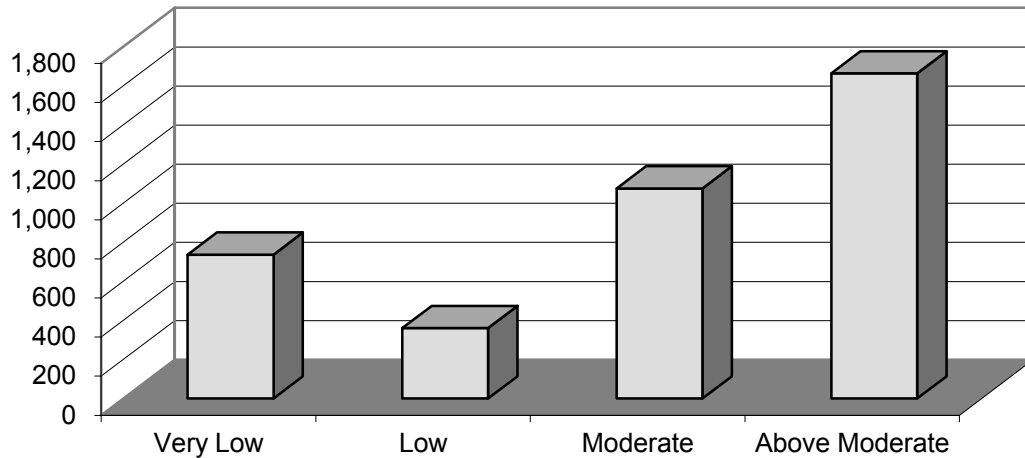
New Construction, Preservation, Rehabilitation, and Other Needs

ABAG Regional Housing Needs Determinations (RHND)

The State of California has adopted, as part of the housing element law, a process for determining each local jurisdiction's fair share of regional housing needs. The process begins with the state Department of Housing and Community Development (HCD) meeting with each regional council of governments to determine the need for new housing in that region. The regional council of governments is then required to determine what share of that regional housing need should be assigned to each local jurisdiction (cities and counties). The fair share numbers for each jurisdiction include a share of housing needs for all income levels: very low-income (less than 50 percent of the area median income); low-income (50-80 percent of median income); moderate-income (80-120 percent of median income); and above-moderate income (more than 120 percent of median income).

The Association of Bay Area Governments (ABAG) as the regional council of governments for the Bay Area, met with HCD and determined that the nine-county Bay Area has a need for 230,743 new housing units over a 7.5 year period from January 1, 1999 to July 1, 2006. ABAG allocated shares of this need to cities by calculating each city's share of the projected increase in the number of jobs and households over the same period. Each city's share of regional housing needs is based equally on the projected job growth and projected household growth for that city. Cities are also assigned a share of the housing needs for their spheres of influence (SOI). As shown in Figure 20, Sunnyvale's share of regional housing needs is 3,836 units over the 7.5-year period, or 511 units per year: 19 percent of the units are needed for very low-income households, 9 percent for low-income households, 28 percent for moderate-income households, and 43 percent for above moderate-income households. This rate of growth would be 0.85 percent annually, compared to a 1.2 percent annual growth rate over the preceding 10 years.

Figure 20: Sunnyvale's Share of Regional Housing Needs



Income Category	Units 1999-2006	Annual Need	Percent
Very Low	736	98	19%
Low	361	48	9%
Moderate	1,075	143	28%
Above Moderate	1,664	222	43%
Total	3,836	511	100%

Source: ABAG Regional Housing Needs Determinations 6/1/2000

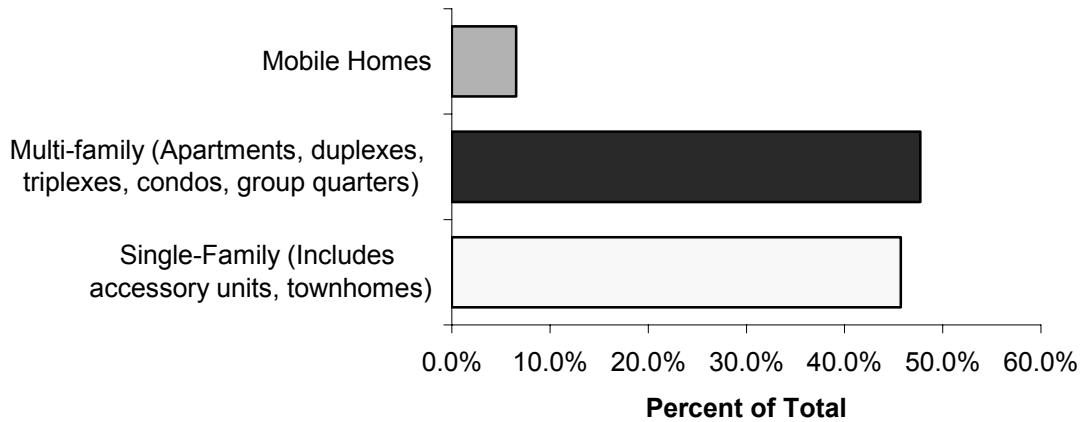
Rehabilitation and Preservation Needs

Existing Housing Units

Sunnyvale Planning Division records showed 53,250 housing units as of August 2000 (Figure 21, below), 6 percent more than in 1990. The Sunnyvale housing stock is considerably more balanced between single-family and multifamily units than in most Bay Area communities: 46 percent of units are single-family detached or attached, and a nearly equal percentage are multifamily units. The 3,549 mobile homes (7 percent of total units) are an important part of Sunnyvale's affordable housing supply. The number of mobile homes, however, has been decreasing in recent years.

A total of 3,537 new units were added between 1990–2000, but 672 mobile home units were lost, for a net gain of 2,865 units. Of the new units built, 85 percent were multifamily units.

Figure 21: Housing Units by Type



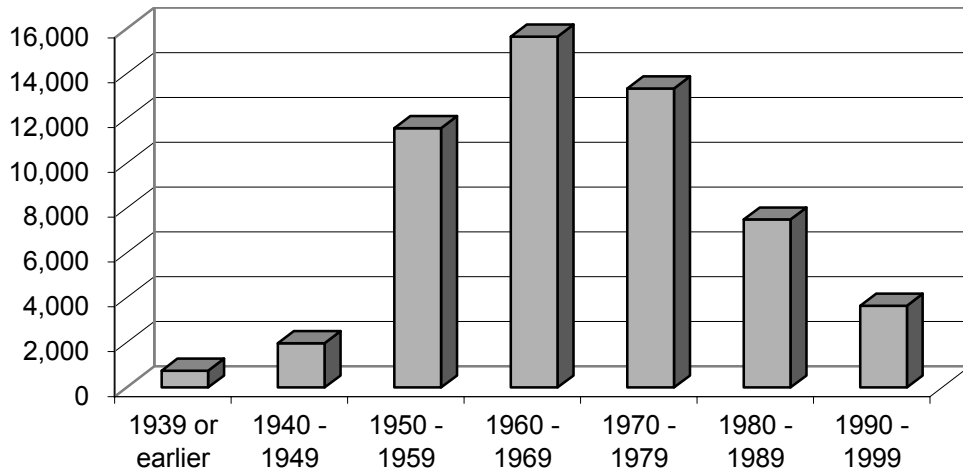
Type of Unit	1990	2000	% of Total Units	Change 1990-2000	% of New Units
Single-Family	24,109	24,730	45.7%	621	16.7%
Multi-family	22,055	25,813	47.7%	3,758	101.3%
Mobile Homes	4,221	3,551	6.6%	-670	-18.1%
Total Housing Units	50,385	54,094	100.0%	3,709	100.0%

Source: Sunnyvale Planning Department

Age of Housing Units

The largest number of housing units (29 percent of total units) was built in the 1960s (Figure 22). Large numbers of units were also built in the 1950s and 1970s. Altogether, 75 percent of Sunnyvale's housing stock was built between 1950 and 1980. Only 5 percent of the units are more than 50 years old. Units of that age would be expected to require a very high level of maintenance to be kept in good condition. Units between 40 and 50 years old (21 percent of total) would also require a high level of maintenance, or in some cases substantial rehabilitation.

Figure 22: Housing Units by Year Built



Year Built	Number	Percent
1939 or earlier	752	1%
1940 - 1949	1,979	4%
1950 - 1959	11,573	21%
1960 - 1969	15,652	29%
1970 - 1979	13,339	25%
1980 - 1989	7,494	14%
1990 - 1999	3,648	7%
Total Units	54,437	100%

Source: U.S. Census 1990 STF3A, Table H25; CA Department of Finance, City/County Population and Housing Estimates, 1991-2000

Condition of Units

The most recent City survey of housing condition was conducted in 1987. This “windshield survey” looked at 26,888 structures and determined that only 11 were substandard (defined as “unsafe, unsanitary, or inadequate and past the point of economical rehabilitation”). Another 2,262 structures were rated “substandard but suitable for rehabilitation.” This category included structures with minor deficiencies that, if left unrepaired, might lead to structural deterioration, or to structures that did not provide safe, sanitary, or adequate shelter but which could be repaired. Information from HCD shows that Santa Clara County in general has lower rates of substandard structures than other metropolitan areas in the state. Based on available information, there is a need for rehabilitation of about 8 percent of existing units in Sunnyvale. As the housing stock continues to age, there will be additional need for rehabilitation. Since the most recent survey of conditions was conducted more than 13 years ago, a new survey would provide more current information. The City currently maintains several ongoing loan and grant programs for housing rehabilitation.

Conservation of Existing Affordable Units

The conversion of rental housing to condominiums is an issue of ongoing concern in Sunnyvale. Although converting apartments to condominiums provides additional opportunities for low-cost home ownership, it does not increase the overall supply of housing, and may interfere with City goals to provide a range of housing types in the city. Reducing the supply of rental housing limits opportunities for lower-income households who cannot afford the costs of home ownership and also limits the options for those who prefer to rent.

To meet these concerns, Sunnyvale has adopted a Condominium Conversion Ordinance (Zoning Code Chapter 19.70) that prohibits conversion unless the vacancy rate for rental housing exceeds 3 percent for one year. Additional provisions protect the elderly and require that a percentage of the units be set aside for low- and moderate-income households. Since passage of the ordinance, there have been no condominium conversions in the city.

Because mobile homes are an important part of the affordable housing stock, the City has enacted a Mobile Home Park Conversion Ordinance. While this ordinance neither encourages nor discourages conversions, it does provide mitigation measures to protect residents from the impacts of conversion. Since 1990, Sunnyvale has lost 672 mobile homes.

Fair Housing

The City contracts with Mid-Peninsula Citizens for Fair Housing (MCFH) to encourage and promote equal opportunity in housing for all people. MCFH has identified the lack of knowledge of state and federal housing laws by owners of small rental buildings as an impediment to fair housing. MCFH and Tri-County Apartment Association will need to reach out to this group to better inform them of their responsibilities. Included in MCFH's program this year is a seminar for landlords of small rental buildings. The City also contracts with Project Sentinel for tenant/landlord information, referral, and mediation services.

Constraints to the Development of Housing

Governmental Constraints

State law requires each jurisdiction preparing a housing element to include: "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need ..." (Government Code §65583(a)(4)) In its efforts to remove governmental constraints, however, the City must also be guided by "... the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan ..." (Government Code §65580(e))

Land Use Controls

The primary government constraint on housing production is the regulation of land use through zoning ordinances. Every city in the Bay Area limits the location of housing and the number of units that can be built by zoning land for different types of uses and limiting the density in each residential zone. Lot sizes, building setback requirements, and other restrictions may also limit the production of housing. Sunnyvale attempts to mitigate the effects of land use controls on housing production through four methods: 1) providing a variety of zoning categories and densities to allow for all types of housing; 2) periodically rezoning land from industrial and commercial uses to residential uses; 3) permitting and encouraging mixed use developments that combine housing with other uses; 4) allowing density bonuses for affordable housing.

Zoning

Sunnyvale maintains a complete range of residential zoning categories from low-density (0-7 d.u./acre) to high-density (up to ~~5548~~ d.u./acre, not including Density Bonus) (Refer to section on land inventory.) Sunnyvale also has a very high proportion of land zoned for mobile homes (445 acres). Some of the land in the higher density categories was previously developed at lower densities (Land Use and Transportation element, p. 103). The city currently requires development to be at a minimum of 75 percent of the permitted density. The current General Plan also provides for a very high density category (~~up to~~ 43 to 65 d.u./acre, including Density Bonus). One parcel was rezoned for this very high density to accommodate a single room occupancy (SRO) facility. (Modifications address HCD Letter - Comment No. A.1.a)

Development standards for each of these residential categories regulate density by establishing minimum lot areas, lot coverage, Floor Area Ratios (FARs) for single family zoning districts, setbacks and building heights. Development standards also require minimum landscaping, useable open space, storage area and parking. Such requirements increase the livability of the residential units, especially multi-family units. For higher density zoning districts, these development standards are adjusted to facilitate achieving the density. (Modifications address HCD Letter - Comment No. A.2.a)

Rezoning Industrial to Residential

Sunnyvale has a large amount of land zoned for industrial uses. The Futures Study (July 1993) looked at some of the older industrial sites to see if planned redevelopment of these sites could reduce traffic congestion, improve the jobs/housing balance, improve the city's economic base, and increase opportunities for public transit use. As a result of this study, eight industrial areas were rezoned with an Industrial to Residential Combining District (ITR). The ITR district allows industrial, office, commercial, and residential uses to exist within the same district while gradually converting to residential use. The ITR Combining District includes approximately 263 acres with a potential for 6,196 dwelling units.

Mixed Use Development

The city has created two specific plans to encourage mixed use development. The Downtown Specific Plan covers approximately 150 acres and includes specific criteria for each block in the downtown. The 101/Lawrence Site Specific Plan aims at creating a self-supporting urban village with a mix of uses that includes high density residential.

Density Bonus

Sunnyvale provides density bonuses for affordable housing in accordance with state law (Zoning Ordinance §19.66.080). The density bonus is used in conjunction with the city inclusionary zoning program so that developers are granted a density bonus equal to the number of BMR units plus one.

Codes and Enforcement

While the enforcement of building and housing codes may reduce the number of units and increase the cost of housing, code enforcement also insures that housing is safe and sanitary. This is especially important for low-income households who may not have the option of moving elsewhere if the housing they live in is not maintained. In addition to the Neighborhood Preservation Program that promotes public education, proactive staff action, and increased code enforcement, the City provides loan and subsidy programs to assist with the maintenance of residential property.

Site Improvements

The Sunnyvale Zoning Ordinance requires housing developers to provide off-street parking, wiring for electrical and telecommunications, including undergrounding of utilities, and open space for all residential development. For multifamily units, developers are also required to provide secure storage space¹ and landscaping. While these requirements all increase the cost of housing, they are consistent with current market demand and similar to requirements in other Bay Area communities. The Planning Commission and City Council may reduce parking requirements on a case-by-case basis.

The Subdivision Ordinance requires cross gutters; curbs and gutters; sidewalks; street name signs and traffic control signs; street paving; street trees; ornamental street lighting system; sanitary sewage collection and pumping system; water distribution and fire protection system; storm water drainage system fences along lot line adjacent to proposed or existing surface water drainage channels; fences and landscaping along rear lot lines of lots backing upon streets or highways; off-tract improvements, wherever such improvements are required for the general health, safety and welfare, and where conditions necessitating such improvements are caused or aggravated by the subdivision; and the dedication of rights-of-way or granting of easements when necessary for the proper layout and maintenance of facilities. All of these requirements, with the exception of the requirement for “ornamental” street lighting, are necessary for the health and welfare of those living in the subdivision or to mitigate impacts on the surrounding community. Some of the requirements, such as those for street paving, street name signs and traffic control signs would have little impact on housing construction, as the street network is already completed in most areas of the city.

Fees and Other Exactions

Planning fees are intended to reflect the actual cost of processing applications, permits, etc. Planning fees applicable to housing construction are listed in Table 1:

¹ The City requires 300 cubic feet of secure storage space per dwelling unit which is typically located in a portion of the carport, garage or balcony. This is an important amenity in apartment living, and does not substantially add to the development cost or the rental cost of a unit. (Modification addresses HCD Staff Comment No. 8).

Table 1: Planning Fees Effective July 1, 2000

Administrative Request	
Appeals of Miscellaneous Plan Permits	\$64.00
Extension of time (Major & Minor Permits & Tentative Map)	\$411.00
Landscaping, parking, lighting & architectural plans	\$64.00
Other Miscellaneous Plan Permits	\$39.00
Minor Permits (Administrative Hearing Review)	
Appeals of Minor Permit (Ch. 19.98)	\$64.00
Design Permit (Ch. 19.86)	\$770.00
Plan Review of Minor Permit	\$206.00
Single Family & Condominium (Special Development Permit or Use Permit requiring Public Hearing)	\$64.00
Single Family Variances (Ch. 19.84)	\$193.00
Special Development Permit (Ch. 19.90)	\$770.00
Use Permit (Ch. 19.88)	\$770.00
Variances (other than Single Family) (Ch. 19.84)	\$770.00
Major Permits (Planning Commission Review)	
Appeals of Major Permit (Ch. 19.90)	\$64.00
Design Permit (Ch. 19.86)	\$1,928.00
Plan Review of Major Permit	\$967.00
Special Development Permit (Ch. 19.90)	\$1,928.00
Use Permit (Ch. 19.88)	\$1,928.00
Tentative Map	
Appeals	\$64.00
Modification to Tentative Map Conditions of Approval	\$967.00
Parcel Maps (4 or fewer lots)	\$1,284.00
Subdivision Maps	\$2,570.00
Plus fee per lot	\$64.00
Precise Zoning Plan Amendment (Rezoning)	
Planned Development (PD) Combining District	\$1,284.00
Specific Plans	\$2,570.00
Zoning District Change	\$2,570.00
General Plan Amendments	
Amendments for which Council has initiated consideration	\$2,570.00
Residential subdivisions & multifamily residential housing projects. Average Fair Market Value per s.f.	\$39.00
Process Environmental Documents	
Review of Environmental Study (traffic, noise, etc)	\$750.00
Environmental Assessment (Initial Study)	\$376.00
EIR Consultant Charge	As Needed
EIR Preparation	10% of consulting fee

Park Dedication and In-lieu fees

Developers of single and multifamily housing projects may be required to dedicate land for parks or pay an in-lieu fee. Park land dedications are calculated at the general plan standard of 1.25 acres per 1,000 residents. Where land dedication is not feasible an in-lieu fee will be assessed based on the land requirement and the fair market value of land. (Modification addresses HCD Staff Comment No. 9)

Local Processing and Permit Procedures

In 1985, Sunnyvale established a One-Stop Permit Center to process building permits, building inspections, use permits, business licenses, code compliance, housing services, plan checking, planning permits, economic development, and other general services. The One-Stop Permit Center is comprised of a team of City Staff from the Community Development Department, Public Works Department and Public Safety. The team effort by these individuals results in fast and convenient service to Sunnyvale customers. Some of the services provided are:

- Coordinated customer contacts with appropriate staff representatives
- Related services in a central location
- Streamlined permitting process
- Computerized land use information and building permit tracking system
- Plan checks and permit issuance combined in one location

Sunnyvale's established review and approval processes ensure promptness and allow for public input. Sunnyvale offers a preliminary review process for development projects free of charge. The Planning review and approval process consists of two major categories:

- Administrative Permits that are reviewed and/or approved by staff within a 10-day period.
- Permits requiring Public Hearing(s) within a 4-8 week time schedule.
(Specific public hearing calendars are included in the Development Standards and Timelines section of the sub-element.)

The above timelines are the minimum time periods for environmental review and public notification required by the California Environmental Quality Act (CEQA). A majority of development projects in Sunnyvale are reviewed and approved through this process.

Together, the Zoning Code and the Community Design Sub-element provide design guidelines that reflect the aesthetic values of the community, and assist the development community in meeting those standards.

Sunnyvale, in spite of being 98 percent built-out, continues to provide housing through effective development and design standards with streamlined processing. Sunnyvale's development standards and its review and approval process have facilitated the construction of 3,624 new dwelling units between 1988 and 1998. (Modifications address HCD Letter – Comment No. A.2.b)

Nongovernmental Constraints

Cost of Land

The high cost of land is a major factor limiting housing production in Silicon Valley. HCD estimated residential land costs in Santa Clara County at \$40 per square foot in 1997 (*Raising the Roof*, Exhibit 34). Taking the data on home sales for the first six months of 2000 (TitleTech, 2000) and subtracting an estimate of the replacement cost of the dwelling, shows a land value for existing housing between \$40 and \$133 per square foot. Land values for condominiums were much higher than for single-family dwellings.

Cost of Construction

R.S. Means building cost data for 2000 show costs in the San Jose area to be 119 percent of the national average. Based on this estimate, median construction costs for residential buildings would be about \$89 per square foot. This construction cost estimate does not include architecture, planning, or other "soft costs." Including these soft costs, HCD's 1997 report estimated total development costs, excluding land, at \$142 per square foot.

Availability of Financing

Financing is generally widely available for single-family and condominium purchases. Interest rates as of November 2000 were between 7.5 and 8 percent for a 30-year fixed rate loan. Rates have risen slightly

over the last two years but remain well below the 10 percent rates that were common when the previous housing element was written.

Financing for new housing construction, particularly rental apartments, is more limited than for purchase of existing homes. HCD's study *Raising the Roof* found that even in the high-rent markets of Santa Clara County, market rents were below the level needed to attract investment in new apartment construction (although the market appears to have been fluctuating in that regard between 1997 and 2000). Given the high costs of land and construction, developers would need an average rent of \$2,186 per month to provide a rate of return high enough to attract capital to housing construction. Current median rents in Sunnyvale, \$1500 for a one-bedroom unit and \$1800 for a two-bedroom unit, would not provide enough return on investment to attract funds for new apartment construction. It would appear then, that in the absence of government subsidies, financing would likely be available only for high-end apartment construction.

Units at risk of conversion to market rate

At Risk Units

To help provide affordable housing, a number of federal, State, and local government programs have provided subsidies to housing developers in exchange for guarantees that some of the units in the project would be affordable to low- and moderate-income households. These projects included both rental and owner-occupied units. The government entities providing the subsidies negotiated with the developer to maintain the affordability of the units for a fixed period of time. For projects funded with tax-exempt Mortgage Revenue Bonds, the term was generally for half the life of the bonds. Since the bonds typically had a 40-year maturity, the affordability provisions were generally to remain in effect for 20 years. Similar terms were provided for other types of subsidies.

Because of the limited term of the affordability provisions, many of the existing subsidized units may be converted to market rate in the near future. Because the loss of these affordable units at a time of rapidly rising housing costs will have a severe impact on low and moderate-income households, every jurisdiction preparing a housing element is required to include an analysis of subsidized units at risk of conversion to market rate. That analysis must include an inventory of the units at risk, an analysis of the costs of preserving or replacing the units, and an identification of resources available for preservation. If the housing element identifies units at risk over a 10-year period, the jurisdiction must also provide a program for preserving those units.

Federally-subsidized units

For the 10-year period 2001-2011 several developments funded through federal programs may reach the guaranteed time period for affordability. These developments and the date that affordability is at risk of conversion to market rate are listed in Table 1. If these developments are refinanced with income restrictions they will be preserved as affordable housing.

Table 2: Inventory of federally-subsidized at-risk units from 1999-2011

Property Name	Location	Number of at-risk units	At-risk Date
Morse Court	Morse Avenue	35	2003
The Meadows	Escalon Avenue	68	2006
Briarwood	W. California Avenue	39	2006
Macara Gardens	Escalon Avenue	47	2006
Grove Garden	Buena Vista Avenue	44	2010
Fair Oaks Village	182 S. Fair Oaks	101	2005
Total at risk	--	334	--

Source: Sunnyvale Planning Division, July 2001.

The above table indicates a total of 334 federally-subsidized at-risk units in Sunnyvale.

City BMR program

Sunnyvale's BMR program currently has a 20-year resale control that could result in the loss of a substantial number of affordable housing units 20 years after they were initially purchased or rented. At a maximum, Sunnyvale could see approximately 256 BMR units (224 BMR rental units and 12 BMR purchase units) convert to market prices and rents in the next 10 years.

Rental Units

During the early 1980's the City of Sunnyvale adopted an Affordable Housing Ordinance that required developments in certain zoning districts to provide 10 percent of the units as below market rate (BMR) rental units to provide affordable rental housing to low income households. The ordinance includes a City of Sunnyvale Housing and Community Revitalization Sub-element
December 2001

restriction on the BMR units for a period of twenty years. When the Below Market Rate program was developed during the 1980s, there were concerns that requirements that developers provide Below Market Rate units could unfavorably impact the development of market housing. Twenty years of restriction, at the time, seemed a good compromise between private sector development and affordable housing needs. The present awareness of the critical ongoing need for affordable housing in Santa Clara County has changed the public perspective on affordable housing. As noted in Action Statements E.1.b and E1.d of this Housing and Community Revitalization Sub-element, there will be a full review and revision of the existing Below Market Rate Program. The review of the ordinance will address the length of time restricting the rents on units designated for the BMR Program and the terms and procedures for implementation of the Below Market Rate Program.

Cost of Preserving or replacing at-risk units

The California Department of Housing and Community Development (HCD) estimated in 1997 that the total cost of development for an 80-unit new apartment building in Santa Clara County was \$14.2 million, or \$177,000 per unit (Raising the Roof, Ex. 34, from HCD website www.hcd.ca.gov/hpd/hrc/rtr/chp5r.htm). HCD estimates that the monthly rent per unit would have to be \$2,168 to provide a return on investment high enough to induce a developer to put money into new apartment construction. Thus, the cost to construct new apartments appears to be slightly higher than the cost of purchasing existing units, and the rent levels required to stimulate new apartment construction are higher than current market rents.

To get a developer to produce affordable rental housing, the City, or some other agency, would have to come up with subsidies to make up the difference between what a developer would be willing to invest, and the actual cost of development. Table 4 shows, for different income levels, the approximate amount of subsidies needed, based on the costs of development. Additional subsidies to the developer might also be required to make up for ongoing administrative costs in monitoring affordability. To construct new units affordable to very low-income households, government agencies would need to provide a subsidy of about 50 percent of development costs, because the affordable rents at that income level would only provide the developer about 50 percent of the income needed to insure an adequate return on investment. Total subsidies to replace 334 federally-subsidized and 244 City BMR at-risk rental units would range from \$515,000 for median-income households to nearly \$51.5 million for very low-income households.

Table 3: Subsidies Needed to Replace Affordable Rental Units

Target Income Level	Affordable Rent	Percent of Required Rent	Developer Investment per Unit	City Subsidy per Unit	Total Subsidy for 578 Units
Very Low	\$1,087	50%	\$8,055	\$88,945	\$51,410,403
Low	\$1,740	80%	\$140,887	\$36,113	\$20,873,045
Median	\$2,175	99%	\$176,109	\$891	\$514,806
Moderate	\$2,610	120%	\$177,000	None	None

Estimating costs of preserving at-risk rental units is even more complex. Affordability could be preserved, either by assisting a for-profit or nonprofit developer in purchasing the units in exchange for maintaining affordability, or by providing monthly subsidies to make up the difference between affordable rents and market rents. The similarity of the per unit price of recent sales of apartment buildings to HCD's estimated cost of new construction would indicate that the subsidies required for purchase would be similar to those required for new construction. Ongoing monthly and annual rent subsidies are shown in Table 5. Total annual costs of preserving the at-risk rental units would be \$850,000 for low-income and \$5.4 million for very low-income.

Table 4: Monthly and Annual Rent Subsidies Needed to Preserve Affordable Rental Units

Target Income Level	Affordable Rent	Market Rent	Monthly Subsidy Per Unit	Annual Subsidy per Unit	Total Annual Subsidy for 578 Units
Very Low	\$1,087	\$1,863	\$776	\$9,306	\$5,378,868
Low	\$1,740	\$1,863	\$123	\$1,476	\$853,128
Median	\$2,175	\$1,863	None	None	None
Moderate	\$2,610	\$1,863	None	None	None

Resources for preserving units

The resources available for preserving at-risk units depend on which government program was used to assist the project. Congress has enacted several laws to assist in preservation of units constructed with federally assisted mortgage insurance, low-interest loans, and project-based Section 8 rental subsidies. Two of these programs, the Emergency Low-Income Housing Preservation Act (ELIHPA), and Housing Preservation and Resident Homeownership Act (LIHPRA) have provided over half a billion dollars to help preserve at-risk projects in California. Unfortunately, there has been no additional funding for these programs since 1998.

A third law, the Multifamily Assisted Housing Reform and Affordability Act (MAHRAA), created a new system for administering Section 8 contracts. The Section 8 contracts, which were originally issued for 15-20 year terms, are now subject to annual renewal. Upon expiration of the Section 8 contract, owners are generally under no obligation to accept a contract renewal or to maintain the affordability of the units to lower-income households. State and local government acting as a "participating administrative entity" (PAE) can assume part of the responsibility for the restructuring of eligible Section 8 assisted properties. The California Housing Finance Agency (CHFA) will serve as a PAE; local governments may also elect to serve as PAEs, but none have chosen to do so.

For projects assisted with State or locally-issued Mortgage Revenue Bonds (MRBs), there is no program or agency such as HUD to provide rental assistance vouchers or other transition assistance. Affordability periods for some of these projects have been extended through a negotiation as part of the bond refinancing whereby the project owner agrees to extend the affordability term in exchange for securing a lower mortgage interest rate. There is similarly no program in place to assist preservation of projects developed through other local assistance programs.

In summary, it appears that the primary (although not sole) responsibility for funding the preservation and replacement of at-risk units will fall on the City of Sunnyvale. Possible sources of funding include the Housing Mitigation Fund and the Sunnyvale Redevelopment Agency affordable housing fund. Some

assistance may also be possible from the Housing Trust of Santa Clara County. The City will also need to enlist the cooperation of nonprofit housing developers and project owners if it hopes to preserve the maximum number of at-risk units. Finally, additional financing can be provided by the sale of tax-exempt Mortgage Revenue Bonds and investor-provided tax credit financing obtained through the State of California Low Income Housing Tax Credit Program.

For example, the City of Sunnyvale recently helped ensure the protection of 222 units of low-income housing at risk of conversion to market rate rents. The City loaned over 2.8 million dollars of federal Community Development Block Grant and HOME funds to the Mid-Peninsula Housing Coalition to help finance the purchase of Homestead Park, a 222-unit apartment complex on Tenaka Way. This purchase ensures that the rental rates at Homestead Park apartments will remain affordable to low and moderate income families for the next 55 years. The total purchase price of Homestead Park was over 19 million dollars. Additional financing for the purchase was provided by the California Housing Finance Agency through their sale of Mortgage Revenue Bonds and from tax credit financing enabled by the State of California Low Income Housing Tax Credit Program. Mid-Peninsula Housing Coalition will manage the complex, and a major renovation is scheduled for completion in 2001.

The feasibility of preserving the BMRs that will be lost at the end of the initial 20-year period is minimal due to current and anticipated housing market conditions and the program agreements for those BMRs. However, the City is committed to continue to provide additional affordable housing as noted in the Goals, Policies and Action Statements. Specifically noted in Action Statement E.2.g, the City will acquire land and assist in development/redevelopment of housing through partnerships with regional agencies, nonprofit housing developers and private sector developers.

Resources Available for Housing

City Resources

Housing Mitigation Fund

The housing mitigation fund is collected from industrial developments that exceed established floor area ratios. Funds are available for acquisition, rehabilitation, new construction, and predevelopment costs for affordable housing. The fund has been used to preserve 95 low-income housing units, acquire land for the Carroll Street Inn SRO, assist in development of a 30-unit family building, and provide 23 units for developmentally disabled individuals and their families. The balance in the fund as of June 2001 is approximately 8 million dollars. The housing mitigation fund may increase by as much as \$7,000,000 by 2005. (Consolidated Plan, 2000-2005)

Redevelopment Agency Low/Moderate Income Housing Fund

The Sunnyvale Redevelopment Agency (RDA) was created in 1975 to provide for redevelopment in the central core of the city. Redevelopment agencies derive their income from the property tax collected on the increased value of property in the redevelopment area (tax increment). State redevelopment law requires redevelopment agencies to set aside 20 percent of the tax increment collected by the agency to increase and improve housing for low and moderate-income households. Because Sunnyvale's redevelopment agency was created prior to 1976, the RDA is permitted to defer payments into this fund as long as the agency's debt service payments exceed the tax increment collected by the agency. The RDA keeps track of the amounts that should have been paid into the fund each year and must repay the deficit in the fund when money becomes available. The estimated accumulated deficit as of the 2000-2001 fiscal year was \$3,522,295. The RDA's current Housing Deficit Reduction Plan projects that the deficit will continue to increase and there will be no money available for low and moderate-income housing during the 1999-2006 Housing and Community Revitalization Sub-element period. (<http://www.ci.sunnyvale.ca.us/200001/rtcs/00-001ra.htm>)

Existing Below Market Rate (BMR) Units

The Affordable Housing Provisions of the Sunnyvale Zoning Code have resulted in 578 existing rental units available at below market rents and 195 existing owner-occupied BMR units. As of June 2001, an additional 44 rental units and one purchase unit have been approved.

County Resources

Housing Bond Trust Fund

The County's Housing Bond Trust Fund is funded from administrative fees from Mortgage Revenue Bond issues and applicant and lender fees paid to the Mortgage Credit Certificate Program. This fund has been used since 1994 for development of a regional emergency shelter, renovation of a South County shelter for migrant workers, construction of a number of SROs, and assistance to the 23-unit special needs housing development in Sunnyvale (mentioned above under Housing Mitigation Fund). Up to \$300,000 is allocated annually countywide through a competitive application process.

In January 2000, the County, Northbay Ecumenical Homes, and a lender (Cal Fed Bank), by contract, and the City of Sunnyvale through a cooperative agreement with the County, created a Community Assisted Shared Appreciation (CASA) second mortgage program to provide up to \$80,000 in assistance to first-time homebuyers. The County contributed \$300,000 to this revolving loan program; Sunnyvale contributed \$100,000; and the lender (Cal Fed Bank) matched the public contributions with \$400,000. The program is targeted to first-time homebuyers whose household incomes do not exceed the median income for the County (\$87,300 in 2001), as adjusted for family size. As of June 2001, no loans have been made, primarily because of the high cost of housing in the county and the unwillingness of the lender to raise the maximum household income levels. The contract terminates in January 2002, but it is anticipated that current marketing efforts will result in three loans in Sunnyvale before that time.

Private/nonprofit Funds

Housing Trust Fund of Santa Clara County (HTSCC)

HTSCC is a non-profit 501(c)(3) created through a cooperative effort of the private and public sectors, including the Housing Collaborative on Homelessness and Affordable Housing, the Silicon Valley Manufacturing Group, Santa Clara County, Community Foundation Silicon Valley, and a number of the county's cities. In 2001, Sunnyvale contributed \$500,000 from the City's Housing Mitigation Fund to the \$20 million Housing Trust.

State Resources

The California State Budget for Fiscal Year 2000–2001 included approximately \$500 million to address the state's housing crisis. While much of that is "one-time only" money, about \$50 million will be included in the Fiscal Year 2001–2002 budget as part of the budget "base." The Department of Housing and Community Development (HCD) is releasing the funds on an aggressive schedule through a series of Notices of Funding Availability (NOFAs). Funds will be available statewide for:

Downtown Rebound Program

Provides funding in the amount of \$18.555 million for the adaptive reuse of existing commercial and industrial structures that are redeveloped to include housing and up to \$2.295 million for the development of vacant land with transit-oriented mixed income and mixed use developments.

The Multifamily Housing Program (MHP)

Statewide, MHP received \$188 million (\$20 million of which represents ongoing funding) for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. However, the income and rent limits for this program are low for Santa Clara County, and are likely to make MHP infeasible in Sunnyvale.

Jobs/Housing Balance Programs

Three programs to assist local communities in addressing jobs/housing imbalances (Jobs/Housing Interregional Partnership, Jobs/Housing Urban Predevelopment Loan Program, and Jobs/Housing Incentive Grants) provide a one-time \$110 million allocation. \$100 million is to encourage local governments to increase permits for housing production. The program will reward communities that issue more permits by providing grants for capital amenities that may mitigate the impact of new housing. The Budget also provides \$5 million for job development grants in communities with adequate housing stock and \$5 million for predevelopment loans to help developers of affordable housing start new projects.

CalHome

The new CalHome Program will use \$50 million to provide loans and grants to local governments for homeowner assistance programs. It is not known whether future funding under this program would be available to Sunnyvale.

California Debt Limit Allocation Committee (CDLAC)

CDLAC provided \$64 million in 2000 in tax-exempt homeownership assistance for eligible teachers and principals who commit to serve for five years in a low performing school (30th percentile and below). However, while there are 56 such schools in Santa Clara County, none are in Sunnyvale. The County has directed its effort under this State program to providing special "Teacher MCCs" in San José and Gilroy.

California Housing Finance Agency (CHFA)

The California Housing Finance Agency provides a number of low-interest financing programs for homebuyers, lenders, and local government. New programs include \$50 million in downpayment assistance to low- and moderate-income, first-time homebuyers. Additionally, eligibility was expanded for

CHFA's \$40 million school facility fee reimbursement program which provides homeowner assistance. Past experience with CHFA programs indicates that the high cost of housing in Santa Clara County means very few CHFA loans will be made in Sunnyvale. However, CHFA created a new *Extreme High Cost Area Program* specifically for Santa Clara, San Mateo, and San Francisco Counties, effective July 1, 2001: CHFA will provide a first mortgage at 7 percent interest (6 percent for households earning less than 80 percent of the Area Median Income) and a second loan of \$25,000 at 3 percent simple interest for 30 years or until sale or refinance of the home.

Federal Resources

Low Income Housing Tax Credits (LIHTC)

The federal Internal Revenue Code provides tax credits to investors in affordable housing. A project developer (for-profit or nonprofit) creates a partnership with investors who contribute equity funding to the project in exchange for the credit on their federal income tax. The amount of federal tax credits available in each state is limited based on the state's population. California receives an allocation of \$40 million annually. Credits are allocated by the California Tax Credit Allocation Committee through a competitive process. California also provides a credit on state taxes to projects that are granted the federal credits. (California Housing Law Project <http://www.housingadvocates.org/default.asp?ID=31>, June 4, 2001) During the previous Housing and Community Revitalization Sub-element period, the Carroll Street Inn SRO was built using low income housing tax credits. Currently, Sunnyvale is providing \$2.8 million in assistance to the Mid-Peninsula Housing Coalition as it attempts to garner LIHTC financing for the acquisition and rehabilitation of 222 at-risk low and very low income rental housing units (Homestead Park).

Community Development Block Grant (CDBG)

The CDBG program provides funding for housing and housing-related activities including acquisition, development, rehabilitation, removal of barriers, fair housing services, and other public services not directly related to housing. Sunnyvale receives a CDBG grant as an entitlement city, but the exact amount depends on how much is allocated to the program in the federal budget. The Sunnyvale allocation for the 2001-2002 fiscal year is approximately 2.3 million dollars.

Home Investment Partnership Act (HOME)

The HOME program provides funds for construction, rehabilitation and acquisition of housing for low income households. In 1999, HOME funds were committed to Charities Housing to fund a 23-unit special needs housing project. Future funds are expected to be used for new senior and family housing, acquisition, and rehabilitation projects. The Sunnyvale allocation for fiscal year 2001-2002 is approximately \$600,000.

HUD Section 8

The Section 8 program provides rental assistance payments to private owners who lease units to low-income renters. This program is administered by the Housing Authority of Santa Clara County. According to Project Sentinel, an organization providing rental housing information referral and mediation services, some landlords who refuse to accept Section 8 vouchers preclude some Section 8 eligible households from finding housing. Funding depends on the federal budget, and the countywide amount is currently about \$5,000,000 annually.

HUD Section 202

Section 202 funds are provided for housing and related facilities for elderly persons. The program combines direct loans to nonprofit sponsors for rental or cooperative housing and subsidies for individual units. As of 2001, the City and Mid-Peninsula Housing Coalition are seeking Section 202 funding for a senior housing project.

HUD Section 811

Section 811 provides rental assistance and capital advances to finance the acquisition, rehabilitation or construction of supportive housing for extremely low-income persons with disabilities. In FY 1998-99, the Charities Housing development for the developmentally disabled received \$2,275,000 under the Section 811 program.

Shelter Plus Care

Provides grants for rental assistance for projects providing support services to homeless people with disabilities. The Carroll Street Inn provides some Shelter Plus Care housing.

Housing Opportunities for Persons with AIDS (HOPWA)

HOPWA provides funds for acquisition, rehabilitation, conversion, lease and repair of facilities to provide housing and services to people with AIDS. This program is administered by the City of San José for all cities in the county. Funds are allocated to the County according to need, a projected \$660,000 annually.

Lead-based Paint Abatement

This program provides funds for rehabilitation, planning, and operating costs of programs to eliminate lead-based paint hazards in conjunction with substantial rehabilitation projects.

Regional Innovative Initiative to Address Homelessness

HUD has committed \$7,000,000 to the San Francisco Bay Area for programs providing direct assistance to the homeless. Members of the Santa Clara County Homeless Collaborative have submitted successful applications for these funds.

Nonprofit Housing Resources

Catholic Charities operates the *Long Term Care Ombudsman* program that provides volunteer ombudsmen who act as advocates for elderly residents of skilled nursing facilities and the *Shared Housing Program* targeted at low- to moderate-income single-parent families.

Midpeninsula Citizens for Fair Housing promotes fair housing and investigates complaints of housing discrimination.

Project Match arranges shared housing for seniors and low- to moderate-income adults.

Project Sentinel provides information referrals and mediation services to landlords and tenants to resolve differences.

Support Network for Battered Women provides emergency shelter, counseling, and legal guidance to victims of domestic violence.

Santa Clara County Collaborative on Affordable Housing and Homeless Issues works to obtain McKinney Act funding and other resources for agencies serving the homeless.

Many nonprofit organizations in Santa Clara County provide services on a countywide basis to the homeless and those at risk of becoming homeless. Some of these resources are listed on the following page:

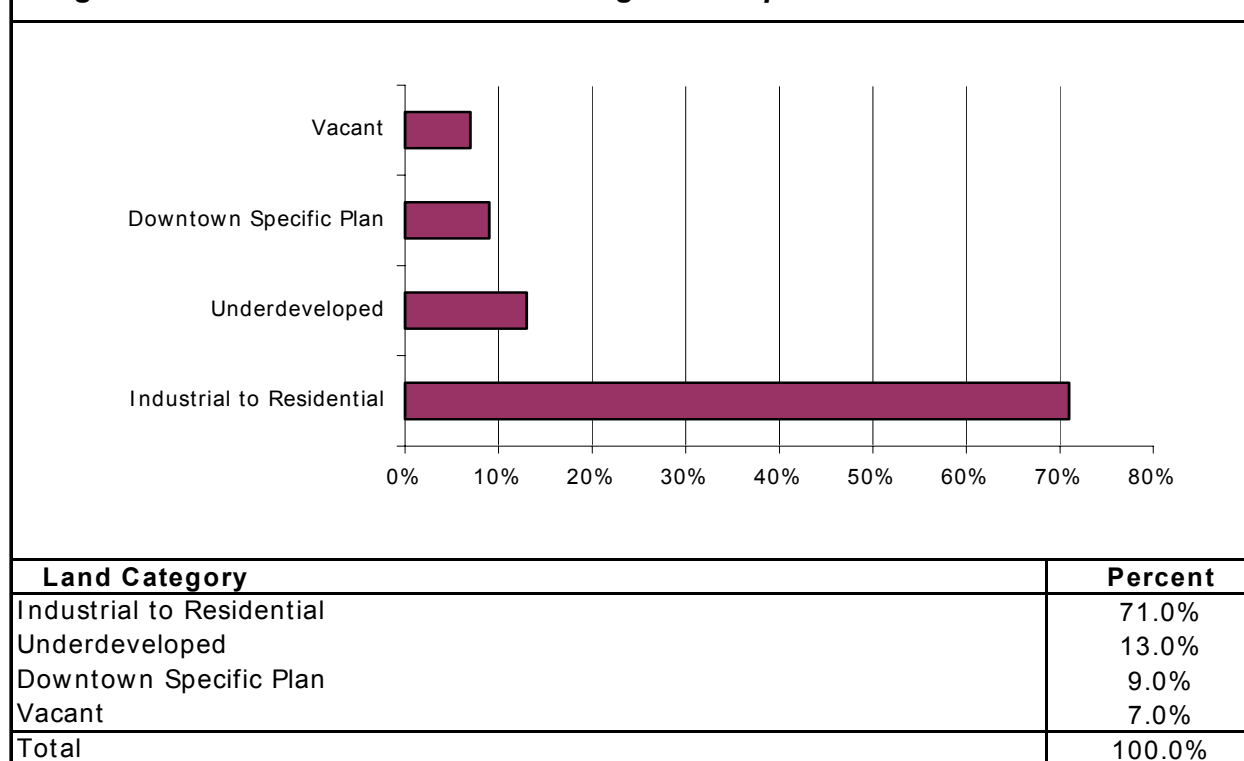
Table 5: Nonprofit Homeless/Homelessness Services

Resource Category	Target Clientele	Capacity (beds or persons)
Emergency Shelters		
Emergency Housing Consortium	Families/Individuals	250
Brandon House	Women/children	38
Casa de Clara	Women/children	6
Casa SAY	Youth	6
Commercial Street	Women/children	55
Heritage House	Pregnant women	28
Julian Street Inn	Mentally ill	72
Montgomery Street Inn	Men	44
Next Door	Battered women	19
Rescue Mission	Men	56
Community Inn	Men	15
Regional Reception Center	All	45
San Jose Family	Families	146
Youth Outreach Program	Youth	10
Hospitality House	Men	24
Seasonal Shelters		
Reception Center	All	170
Transitional housing		
Casa Feliz	Mentally ill	61
City Team Rehab Program	Men	74
Emergency Housing	Families, men, women	142–179
House of Grace	Women with addictions	26
Montgomery Street Inn	Men	39
InnVision	Women	47
St Joseph's Worker House	Men	20
YWCA Villa Nueva	All	63
Motel Voucher Programs		
InnVision		
Sacred Heart Community		

Adequate Sites Inventory

Every housing element must include an inventory of land available to meet projected housing needs for all income levels. (Government code §65583) The inventory must identify adequate sites for all types of housing including multifamily rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Sites identified must have adequate zoning and public facilities in order to accommodate housing development on the site. The zoning must allow for the construction of housing without requiring a conditional use permit, unless the housing is zoned as part of a mixed-use category that includes commercial development. If the inventory does not identify adequate sites, then the housing programs must include government actions that will make additional sites available. A recent addition to the housing element law permits the Department of Housing and Community Development to allow a city to substitute the provision of units for up to 25 percent of the community's obligation to identify adequate sites for any income category in its housing.²

Figure 23: Land for Future Housing Development



Despite being over 86 percent built out, Sunnyvale has identified adequate sites to accommodate its “fair share” of regional housing needs. Figure 23 and Table 6 group these sites into four categories: 1) vacant land (7 percent); 2) Industrial to Residential (ITR) Zone (71 percent); 3) Downtown Specific Plan Area (9 percent); and 4) Underdeveloped sites (13 percent). Table 7 (next page) estimates how many of

² Some Sunnyvale zoning districts require a Use Permit or Special Development permit. The main purpose of these permits is architectural and site review—they are not “use permits” in the orthodox sense. Sunnyvale has continued to build housing through this process for over 10 years.

these units could be provided in each income category, based on the City's inclusionary zoning ordinance and current market trends.³ (April 2001)

³ Estimates of units affordable to low-income households are based on Sunnyvale's requirement for 10 percent BMR units in developments of 10 or more units in multifamily zones. Estimates for moderate-income are based on recent experience that 50 percent of rental units in R-3 and higher density zones are affordable to moderate income households.

Table 6: Housing Unit Potential Based on General Plan Buildout

Site Category	Total Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
Vacant	503	025	2449	113	340
Industrial to Residential	4,876	2559	233488	1,820	2,569
Downtown Specific Plan	642	329	68100	271	271
Underdeveloped	891	479	4289	121	681
Total Available	6,912	3599	367726	2,325	3,861
<i>Source: City Planning Division database; rounded to nearest whole numbers (April 2001)</i>					

(Modifications address HCD Staff Comment – No. 14)

The number of units that could be accommodated on these sites substantially exceeds the remaining number of units needed to meet Sunnyvale's share of regional housing needs as shown in Table 7. For the 1999-2006 Housing and Community Revitalization Sub-element Period, Sunnyvale was assigned a need for 3,836 units. Since January 1, 1999, 962 housing units have been built, building permits have been granted for 494 units, and 156 have been approved but have not yet received a building permit. Subtracting these 1,612 units currently in the pipeline leaves a remaining need for 2,224 units by July 1, 2006. Of the units in the pipeline, 23 are very low income units being built by a nonprofit with City assistance, and 62 are low-income units provided under the City's inclusionary zoning requirements. The estimate of 417 moderate income units was obtained by surveying rent levels at recently completed apartment projects.

Comparing the available sites in Figure 23 with the remaining need (Table 7) shows that sufficient land is available to meet the housing needs for all income categories except the very low-income group. Accordingly, this Housing and Community Revitalization Sub-element proposes (Action Statement E.1.b) a comprehensive review of the BMR program. One item to be considered is that a specific percentage of new development or proposed units be affordable to very low-income households. Separately, the City can work with nonprofit sponsors, as it did with Charities Housing Development Corporation, in facilitating and financing the development of Stoney Pines, a 23-unit complex for the developmentally disabled. The project was financed in part through a \$2,275,900 Capital Advance from HUD Section 811 and \$1,725,000 from the City of Sunnyvale HOME, CDBG, and Housing Mitigation Fund. It also received \$300,000 in CDBG funds from Santa Clara County and a \$100,000 40-year loan from the County's Housing Bond Trust Fund. It is important to note that, before the project secured HUD Section 811 funding, a \$1,400,000 contribution from the City of Sunnyvale had been contemplated. As much as anything, that proposed contribution enabled the nonprofit developer to leverage the HUD Section 811 funding.

While the number and amounts of City contributions or loans will be limited to what is available from HOME, CDBG, and the Housing Mitigation Fund, the Stoney Pines project offers an example of how the City can provide valuable assistance in the development of housing for very low-income households.

Table 7: Remaining Housing Need

	Total Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
RHND	3,836	736	361	1,075	1,664
Units in Pipeline	1,612	23	62	417	1,110
Built	962	0	17	340	605
Under Construction	494	23	42	63	367
Approved	156	0	3	15	139
Remaining Need	2,224	713	299	658	554
<i>Source: ABAG Regional Housing Needs Determination, City Planning Division database, April 2001</i>					

Vacant Land

Very little vacant residential land remains in Sunnyvale. Only three large vacant residential sites (over an acre) have been identified: A site along Lawrence Expressway, commonly known as the Corn Palace (19.3 acres), is currently being used for agriculture. This site could accommodate 169 units. A one-acre site at the northwest corner of Mary and Washington could accommodate 25 units; and another 5.2-acre site, at the corner of Wolfe Road and El Camino Real, could provide 127 units. The 5.2-acre site is not currently within the city limits.

Scattered throughout the city are 23 smaller infill sites that could accommodate a total of 169 units. In addition, there are 13 individual vacant residential single-family lots that could each provide a single dwelling unit. Thus, a total of 503 units could be built on the remaining vacant land.

Table 8: Vacant Residential Land

Site	Size (acres)	Zoning	Potential Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
Corn Palace	19.3	R-0/R-1.5	169	0	0	0	169 1
Mary/Washington	1.0	R-3	25	0	3	11	11
Wolfe/El Camino	5.2	R-3	127	0	13	57	57 4
Other Parcels	9.2	varies	169	0	17	43	109 4
Individual lots	1.6	R-0/R-1	13	0	0	2	14 0
Total Vacant	28.3		503	0	23	113	357 40

Source: City Planning Division database (April 2001)

Note: Very Low Income and Low Income Units are not attributed to specific sites, but are included in the total for the Site Category. (Modifications address HCD Staff Comment No. 14)

Industrial to Residential (ITR) Sites

The largest source of available land for new housing is found in the Industrial to Residential (ITR) Zoning. The City created the ITR district in 1993 to implement the recommendations of the Futures Study, a long-term look at trends in land use and economic development. The study ~~recommended~~resulted in the creation of a new zoning category to facilitate conversion of industrial land to residential uses, which allows residential development to occur without further zoning action. (Modification address HCD Letter – Comment No.A.1.a (second para). Seven sites were originally placed in the ITR Combining District, but since 1993, one of the properties was developed with an office building.

Table 9: Six Industrial to Residential (ITR) Sites

Site	Size (acres)	Zoning	Potential Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
4a	29	ITR-R-3	780	-0	-78	351	351
4b	27	ITR-R-3	721	-0	-72	324	324
5	69	M3	832	-0	-83	0	749
6a	20	ITR-R-3	529	-0	-53	238	238
7	75	ITR-R-3	1,744	-0	-174	785	785
8	10	ITR-R-3	270	-0	-27	121	122
Total	230		4,876	2550	233488	1,819	2,569
<p>Source: City Planning Division GIS database (April 2001)</p> <p><u>Note: Very Low Income and Low Income Units are not attributed to specific sites, but are included in the total for the Site Category.</u>(Modifications address HCD Staff Comment No. 14)</p>							

The six ITR sites above can accommodate 4,876 units, 71 percent of the city's future potential. All but one of the sites is zoned for a maximum density of 27 dwelling units per acre. Site 5, just north of the railroad tracks along Hendy Avenue, is planned for a lower density of 12 units/acre. Site 5 is a Superfund site and is not expected to develop to residential uses in the near future, but is included for its long-term potential.

In summary, the ITR rezoning provides a housing unit potential nearly three times the potential identified in Sunnyvale's previous Housing and Community Revitalization Sub-element.

Downtown Specific Plan

The Downtown Specific Plan (DSP), adopted in 1993, increased the potential housing density for the downtown area. The area encompassed by the DSP could accommodate a total of 1,111 housing units. However, since there are 469 existing units that would be lost to redevelopment, the downtown area can provide only 642 net new units.

Table 10: Potential Units in the Downtown Specific Plan Area

Block	Zoning	Potential Units	Existing Units	Net New Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
1	Mixed Use	120	20	100	<u>-0</u>	<u>-12</u>	44	44
3	<u>Very High Density Resi. R-4</u>	157	106	51	<u>-0</u>	<u>-16</u>	18	18
4	<u>Very High Density Resi. R-4</u>	214	174	40	<u>-0</u>	<u>-24</u>	9	9
5	<u>Very High Density Resi. R-4</u>	46	7	39	<u>-0</u>	<u>-5</u>	17	17
6	<u>High Density Resi. R-3</u>	146	20	126	<u>-0</u>	<u>045</u>	56	56
17	<u>Very High Density Resi. R-4</u>	320	34	286	<u>-0</u>	<u>-32</u>	127	127
TOTAL		1,111	469	642	<u>320</u>	<u>68400</u>	271	271
<p><i>Source: City Planning Division Database, Downtown Specific Plan, April 2001</i></p> <p><i><u>Note: DSP Blocks 3,4,5 and 17 allows 48 d.u./ac, Block 6 allows 36 d.u./ac. (Modification addresses HCD Letter – Comment No. A.1.a and HCD Staff Comment No. 14)</u></i></p>								

Underdeveloped Sites

Many currently developed lots in the city have fewer units than would be permitted under the current zoning. Redevelopment of such lots is an important source of future housing units: a City survey indicates that 891 units could eventually be developed on 527 sites.

Table 11: Underdeveloped Sites

Zoning	Number of Sites	Potential Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units
R-0	31	102	-0	-10	0	92
R-1	18	57	-0	-6	0	51
R-2	459	464	-0	-46	0	418
R-3	17	231	-0	-23	104	104
R-4	2	37	-0	-4	17	17
Total	527	891	470	4289	121	681

Source: City Planning Division database, April 2001

Note: Very Low Income and Low Income Units are not attributed to specific sites, but are included in the total for the Site Category. (Modifications address HCD Staff Comment No. 14)

Note: Maximum densities for the above zones (not including density bonuses) are:

R-0: 7 du/ac	R-2: 12 du/ac R-3: 24 du/ac
R-1: 5 du/ac	R-3: 24 du/ac R-4: 36 du/ac
R-2: 12 du/ac	R-4: 36 du/ac R-5: 45 du/ac

Sites Available for Housing for Those with Special Needs

All of the sites listed above would be available for housing for seniors and for people with disabilities. Board and care facilities for up to 6 persons are permitted without a use permit on all residential sites. Homeless shelters can be accommodated in the city's industrial and commercial zones with a Use Permit. Sunnyvale currently accommodates and supports a variety of options for the homeless including the Sunnyvale Armory and a rotating shelter program sponsored and administered by local churches.

Transitional housing as defined by HUD is considered similar to permanent housing in Sunnyvale and thus the review and approval process would be the same as with permanent housing. In Sunnyvale, the purpose of the Use Permit for residential use in a residential zone is to ensure compatible site plan and architecture. The City programs as noted in the Goals, Policies and Action Statements section of the report will facilitate Transitional and Shelter housing.

Sunnyvale is committed to providing assistance to homeless and special needs groups. The City gives financial assistance to numerous service providers as noted in Policy F.1 and associated Action Statements. In addition, the City will develop criteria for site selection for Shelter Housing (Action Statement F.1.h). This will assist Shelter housing developers in determining appropriate sites and provide the City's decision makers with adequate policy to address siting issues for Shelter housing. (Modification addresses HCD Letter – Comment No. A.1.b)

Availability of Public Services

All of the identified housing sites have public services available; all are currently surrounded by developed land. One site, Butcher's Corner, would require annexation to the City before services can be provided. However, the parcel is within the Sphere of Influence (SOI), and the City clearly intends to annex it and to provide services whenever an appropriate development proposal is submitted.

Housing Potential for Current Housing Element Period

Based on the availability of sites shown above and recent development trends, the City has estimated that 3,842 units can be produced in the period from January 1999 through June 2006. The potential for each type of available land is shown in Table 12.

Table 12: Housing Potential 1999-2006

Land Type	Number of Units
Vacant	170
Industrial to Residential	1,500
Accessory Units	50
Downtown Specific Plan	200
Underdeveloped Sites	310
Units approved or built, 1999-2001	1,612
Total Units	3,842

Summary of Action Statements

	Shorthand Abbreviation of Action Statement	Responsibility	Funding	Time Frame	Quantified Objective
A.1.a	Ensure sufficient sites to meet Sunnyvale's share of regional housing needs.	Community Development Department	General Fund	Annual	3,836 (511 per year)
A.1.b	Identify affordable housing sites.	Housing Division	General Fund	2001	50
A.1.c	High-Density Residential in the Downtown Specific Plan area.	City Council	None required	Ongoing	160
A.1.d	Study increasing density near transit stops and along major transportation corridors.	<u>City Council</u>	<u>General Plan</u>	<u>2002</u>	N/A
A.2.a	Ensure residential development at 75 percent of zoning maximum.	Planning Division	Planning Fees, General Fund	Ongoing	3,836 (511 per year)
A.3.a	Permit housing in commercial districts after planning review.	City Council, Community Development Department	None required	Ongoing	N/A
A.4.a	Review the capacity of the infrastructure to accommodate increased housing intensity.	Planning Division	General Fund, Capital Improvement Funds	Ongoing	N/A
A.5.a	Maintain One-stop Permit Center.	Community Development Department	General Fund, Planning Fees, Building Fees	Ongoing	N/A
A.5.b	Master EIR Planning	Planning Division	General Fund, Capital Improvement Fund	Ongoing	N/A

	Shorthand Abbreviation of Action Statement	Responsibility	Funding	Time Frame	Quantified Objective	
A.5.c	Offer improved information access and on-line permitting.				N/A	
<u>A.5.d</u>	<u>Examine the current streamlined review process for housing to identify constraints and to assure removal of constraints, if any.</u>	<u>City Council</u>	<u>General Fund</u>	<u>2003</u>	<u>N/A</u>	
B.1.a	Annually review job and housing growth.				N/A	
B.1.b	Survey surrounding communities to review techniques used to address jobs/housing ratio.	Planning Division	General Fund	Annual	N/A	
B.2.a	Codify Housing Mitigation Policy.	City Council	None required	Ongoing	N/A	
B.3.a	Encourage <u>Require</u> housing in mixed-use areas Downtown.	City Council	None required	Ongoing	50	
B.3.b	Maintain ITR combining district.	City Council	None required	Ongoing	1,500	
B.3.c	Study rezoning ITR sites 7 and 8 to residential.				N/A	
C.1.a	Review development proposals for consistency with General Plan, Zoning and Subdivision Code.	Planning Division, Planning Commission, City Council	General Fund	Ongoing	N/A	
C.1.b	Mitigate the effects of combinations of uses or different intensities.	Community Development Department	General Fund	2002 and ongoing	N/A	
C.2.a						
C.2.b	Technical assistance to homeowners in maintaining and improving property.	Community Development Department	General Fund	Ongoing	N/A	
C.2.c	Rehabilitation loan program.	Housing Division	CDBG, HOME, Private funds	1999-2006 and ongoing	260	

	Shorthand Abbreviation of Action Statement	Responsibility	Funding	Time Frame	Quantified Objective
C.2.c	Paint grant program.	Housing Division	CDBG	1999-2006 and ongoing	150
C.3.a	Neighborhood Preservation Program.	Neighborhood Preservation Division	General Fund	Ongoing	Support 10 Nbhd. Ass'ns
C.4.a	Concentrated rehabilitation and code compliance program.	Neighborhood Preservation Division	General Fund	1999-2006 and ongoing	2 areas per year
C.4.b	Target use of rehabilitation funds in Neighborhood Preservation Specific Areas.	Neighborhood Preservation Division, Housing Division	CDBG, HOME	1999-2006 and ongoing	N/A
C.5.a	Identify and rank areas of the city by maintenance need, and target funds to those areas.	Public Works Department	General Fund, Gas Tax Fund	1999-2006 and ongoing	N/A
C.6.a	Allow home occupations that do not affect the primary residential character of the neighborhood.	City Council, Planning Division	General Fund	Ongoing	N/A
C.7.a	Study impacts of aging of housing to plan for services needed.	Housing Division	General Fund	2005	N/A
C.7.b	Survey citywide housing conditions.	Housing Division	General Fund	2001 and ongoing	N/A
C.8.a	Enforce State energy requirements for new construction.	Community Development Department		Ongoing	3,836 (511 per year)
C.8.b	Enforce requirements for solar water heating in new construction.	Community Development Department		Ongoing	3,836 (511 per year)
C.9.a	Require relocation plan for tenants displaced by government action.	Planning Division	Planning fees	Ongoing	N/A

	Shorthand Abbreviation of Action Statement	Responsibility	Funding	Time Frame	Quantified Objective
C.10.a	Maintain Heritage Housing Combining District.	City Council, Planning Division	None required	Ongoing	N/A
C.11.a	Provide information and assistance regarding lead-based paint abatement.	Housing Division	Federal	Ongoing	40 rehab loans per year
D.1.a	Continue to designate residential zones providing for small-lot single-family-like detached or attached housing to encourage development of affordable owner-occupied units.	City Council, Planning Division	None required	Ongoing	N/A
D.1.b	Continue the Accessory Living Unit Ordinance to increase the supply of affordable units.	City Council	None required	Ongoing	50
D.1.c	Review appropriateness of "O" (Office) combining district as it relates to residential zoning districts.	Planning Division	General Fund	1999-2006 and ongoing	N/A
D.2.a	Continue to permit residential care facilities in all residential zones as required by State law.	City Council	None required	Ongoing	N/A
D.3.a	Evaluate residential development proposals as to needs of families requiring three or more bedrooms- <u>and require three or more bedrooms when appropriate</u>	Planning Division	Planning fees	1999-2006 and ongoing	N/A
D.4.a	Continue condominium conversion regulations.	City Council, Community Development Department	General Fund	Ongoing	0 units converted
D.5.a	Maintain land zoned for mobile home parks.	City Council	None required	Ongoing	Maintain 400 acres

	Shorthand Abbreviation of Action Statement	Responsibility	Funding	Time Frame	Quantified Objective
D.5.b	Continue to provide an equitable process with reasonable mitigation measures in the event of conversion of mobile home parks to a different use.	City Council, Planning Division	General Fund	Ongoing	N/A
E.1.a	Continue the Affordable Housing requirements in the zoning code.	Planning Division, Housing Division	General Fund, CDBG	1999-2006 and ongoing	185
E.1.b	Review and update BMR programs.	City Council	None required	2002	N/A
E.1.c	Study expanding the in-lieu payment option for BMR program.	Community Development Department	General Fund	2002	N/A
E.1.d	Evaluate requiring BMR units in all housing developments.	Community Development Department	General Fund	2003	N/A
E.2.a	Review availability of new local, State, and federal programs.	Housing Division	General Fund, CDBG	Ongoing	N/A
E.2.b	Options for making affordable housing available to public employees.	City Council, City Manager, Finance Department, Housing Division, Sunnyvale School Districts	General Fund, CDBG, Housing Mitigation	2001 and ongoing	Educate 100 homebuyers by 2002
E.2.c	Mortgage Credit Certificates (MCCs) and CASA second loans for first-time homebuyers.	Housing Division	Program fees	1999-2006 and ongoing	45 MCCs, 4 CASA loans
E.2.d	Mortgage Revenue Bonds to develop new low-income rental units and preserve units through refinancing.	Housing Division	General Funds, Mortgage Revenue Bonds	1999-2006 and ongoing	150
E.2.e	Tax increment revenues from the Redevelopment Agency for low- and moderate-income housing.	Community Development Department	General Funds RDA	Ongoing	0
E.2.f	Incentives such as density bonus for land assembly.	Community Development Department	None required	Ongoing	25

	Shorthand Abbreviation of Action Statement	Responsibility	Funding	Time Frame	Quantified Objective
E.2.g	Partnerships with regional agencies, nonprofit housing developers and private sector developers.	Community Development Department	CDBG, HOME, Housing Mitigation Fund	Ongoing	185
E.3.a	Publicize the Section 8 existing program.	Housing Division	Federal Section 8	1999-2006 and ongoing	250 through 2006
E.4.a	Identify and partner with nonprofit organizations using housing funds.	Housing Division	Mitigation fees	2002 and ongoing	100 units through 2006
E.4.b	Provide information on the availability of housing facilities for people with disabilities.	Housing Division	General Fund	1999-2006 and ongoing	N/A
E.4.c	Density bonuses to developers of affordable housing.	City Council, Planning Division	None required	Ongoing	100 units through 2006
E.4.d	Support the Housing Trust of Santa Clara County.	City Council	Housing Mitigation Fund	2001-2006 and ongoing	75 rental, 20 first-time buyers, 25 transitional/homeless
E.4.e	Participate in forming a North County Cities Coalition to increase landlord participation in the Section 8 Program.	City Council, Housing Division	Housing Funds	Ongoing	N/A
E.5.a	Review building codes to allow shared housing				
E.5.b	Educate public about shared housing				
F.1.a	Assist in funding development and acquisition of transitional housing by nonprofits.	City Council, Housing Division	CDBG, HOME, Housing Mitigation	1999-2006 and ongoing	25 through 2006

Shorthand Abbreviation of Action Statement		Responsibility	Funding	Time Frame	Quantified Objective	
F.1.b	New facilities for homeless families and individuals.	City Council, Housing Division	CDBG	1999-2006 and ongoing	28 units in 1999	
F.1.c	New housing for families graduating from transitional housing.	City Council, Housing Division	CDBG	1999-2002	24 units in 2002	
F.1.d	Provide funding to support efforts to assist the homeless.	City Council, Housing Division	CDBG, General Fund	1999-2006 and ongoing	60 per year	
F.1.e	Provide funding to organizations that help to prevent homelessness.	City Council, Housing Division	CDBG, General Fund	1999-2006 and ongoing	60 per year	
F.1.f	Support organizations that shelter homeless youth.	City Council, Housing Division	CDBG	1999-2006 and ongoing	N/A	
F.1.g	Continue the homeless shelter services operated by EHC at the local Armory.	City Council, Housing Division	CDBG	2001-2006 and ongoing	N/A	
<u>F.1.h</u>	<u>Develop site selection criteria for the Shelter Housing</u>	<u>Community Development Department</u>	<u>General Fund</u>	<u>2006</u>	<u>N/A</u>	
F.2.a	New housing for the developmentally disabled.	Housing Division	HUD 811, CDBG, HOME, Housing Mitigation	2001	23	
F.2.b	Shelter Plus Care Program for people with disabilities.	Housing Division	Federal Shelter Plus Care	1999-2006 and ongoing	5	
F.2.c	Support nonprofits that provide support services to people with disabilities.	Housing Division	CDBG	1999-2006 and ongoing	88 clients per year	
F.3.a	Housing Opportunities for People with AIDS program.	Sunnyvale Housing Division, City of San Jose	Federal HOPWA	Ongoing	N/A	
F.4.a	Provide City resources and non-general-fund monetary assistance for a new senior housing project.	Housing Division	HUD 202, CDBG, HOME, Housing Mitigation	2001-2006 and ongoing	100	

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	Shorthand Abbreviation of Action Statement	Responsibility	Funding	Time Frame	Quantified Objective
F.4.b	Assist nonprofits in providing shared housing for the elderly.	City Council, Housing Division	CDBG	1999-2006 and ongoing	25 served annually
F.4.c	Continue to assist frail elderly residents of care facilities.	Housing Division	CDBG	1999-2006 and ongoing	600 served annually
F.5.a	Support shared housing programs for low- and moderate-income single-parent households.	Housing Division	CDBG	1999-2006 and ongoing	100 households annually
G.1.a	Assist nonprofit organizations that provide services to those experiencing discrimination.	City Council	CDBG	1999-2006 and ongoing	Assist 20 households per year
G.2.a	Continue the Anti-discrimination Against Families with Minor Children Ordinance.	City Council, City Attorney	General Fund	Ongoing	N/A
G.2.b	Continue the ordinance prohibiting discrimination based on AIDS.	City Council, City Attorney	General Fund	Ongoing	N/A
G.3.a	Review building proposals for compliance with State and local access requirements.	Planning and Building Divisions	Planning and building permit fees	Ongoing	N/A
G.3.b	Encourage handicapped access during renovations.	Community Development Department	General Fund	Ongoing	N/A
G.4.a	Grants or loans for retrofitting homes for accessibility.	City Council, Housing Division	CDBG	1999-2006 and ongoing	200 through 2006
G.5.a	ADA curb cuts on public sidewalks.	City Council, Public Works Department	CDBG, General Funds	1999-2006 and ongoing	N/A

	Shorthand Abbreviation of Action Statement	Responsibility	Funding	Time Frame	Quantified Objective
G.6.a	Information and mediation services to landlords and tenants.	City Council	General Fund	Ongoing	12 per year
G.7.a	Joint intergovernmental study to analyze adequacy of current fair housing services.	Housing Division	CDBG	2001	N/A
H.1.a	Provide General Plan information about policies, development regulations, approval procedures, and financing.	Planning Division	General Fund	Ongoing	N/A
H.1.b	Assist lenders to meet Community Reinvestment Act requirements.	Planning Division	None required	Ongoing	N/A
I.1.a	Review potential housing legislation and develop a City/community lobbying strategy.	City Council, City Manager, Housing Division, Housing and Human Services Commission	General Fund	Ongoing	N/A

Summary of Quantified Objectives

Table 13: Quantified Objectives

Action Statement	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Objective
New Construction					
A.1.b Opportunity sites	26	24			50
A.1.c High-Density Downtown			160		160
B.3.a Mixed-use			50		50
B.3.b Industrial to Residential (ITR)		150	560	790	1500
D.1.a Small-lot single-family			50		50
D.1.b Accessory Units	50				50
E.1.a BMR requirements		137	48		185
E.2.f Incentives for land assembly	25				25
E.2.g Assist redevelopment	185				185
E.4.a Partner with nonprofit	100				100
E.4.c Density Bonus	50	50			100
E.4.d Housing Trust Fund-rental	75				75
E.4.d Housing Trust Fund-transitional	25				25
F.1.a Transitional housing	25				25
F.1.b Homeless families and individuals	28				28
F.1.c Post-transitional housing.	24				24
F.2.a Developmentally disabled.	23				23
F.4.a New senior housing projects.	100				100
A.1.a Sufficient sites				874	874
A.2.a Minimum 75% of permitted density			207		207
Total New Construction	736	361	1075	1664	3836
Rehabilitation					
C.2.b Rehabilitation loans	60	100	100		260
C.2.c Paint grants	75	75			150
C.3.a Neighborhood Preservation	Support 10 neighborhood associations; register and resolve 1,500 cases annually.				
C.4.a Concentrated code compliance	Target two residential areas per year				
C.11.a Lead-based paint remediation	40 Rehab loans per year				
Energy Conservation					
C.8.a Title 24	3,836 units				

C.8.b Solar water heating	3,836 units
Preservation	
D.4.a Condominium regulation	0 units converted from rental
D.5.a Maintain mobile home parks	Maintain 400 acres in mobile home park zoning
E.2.d MRBs.	Preserve 150 units
Support Services	
E.2.b Housing for public employees	Homebuyer education to 100 people
E.2.c MCC and CASA	45 MCC certificates, 4 CASA loans
E.4.d Housing Trust Fund	20 first-time homebuyers assisted
E.4.e Section 8 Coalition	House 75 very low income families/individuals
E.5.b Shared housing	House 75 very low income families/individuals
F.1.d Support efforts to assist homeless	Assist 60 homeless per year
F.1.e Prevent homelessness	Prevent homelessness for 60 households per year
F.2.b Shelter Plus Care program	Sunnyvale contribution = 5 units
F.2.c People with disabilities	88 clients served annually
F.4.b Shared housing for the elderly	25 individuals served annually
F.4.c Assist frail elderly	600 seniors served annually
F.5.a Single parent families	100 households annually
G.1.a Fair housing services	Assist 20 households per year
G.2.a Anti-discrimination Ordinance	200 homes through 2006
G.4.a Landlord/tenant mediation	Assist 12 mediation efforts per year

Sunnyvale Residential Development Standards and Timelines

The sections includes the following information:

- Residential Development Standards
- Landscaping Requirements
- Parking Standards
- Public Hearing Timelines

Glossary of useful, housing-related terms

(excerpted primarily from *The California General Plan Glossary, 1999*)

Abbreviations

AMI:	Area Median (Household) Income
BMR:	Below-market-rate dwelling unit
CASA:	Community Assisted Shared Appreciation second mortgage loan
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CHFA:	California Housing Finance Agency
CIP:	Capital Improvements Program
EIR:	Environmental Impact Report
FAR:	Floor Area Ratio
GMI:	Gross Monthly Income
HCD:	Housing and Community Development Department of the State of California
HTSCC:	Housing Trust of Santa Clara County
HUD:	U.S. Dept. of Housing and Urban Development
MCC:	Mortgage Credit Certificate
MRB:	Mortgage Revenue Bond
PUD:	Planned Unit Development
RDA:	Community Redevelopment Agency
SRO:	Single Room Occupancy

Definitions

Acres, Gross: The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net: The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Action Statement: An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and action statements establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Adaptive Reuse: The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of a historic single-family home to office use.

Adverse Impact: A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordability Requirements: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low-income households for a specified period.

Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency: The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Air Rights: The right granted by a property owner to a buyer to use space above an existing right-of-way or other site, usually for development.

Alley: A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

Annex, v: To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment: (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appropriate: An act, condition, or state that is considered suitable.

Architectural Control; Architectural Review: Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See "Design Review.")

Area; Area Median Income: As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.

Article 34 Referendum: Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

Assisted Housing: Generally multifamily rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multifamily mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. All California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing within 10 years.

Bed and Breakfast: Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation.

Below-market-rate (BMR) Housing Unit: (1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for

determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Blight: A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

Buffer Zone: An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height: The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout; Build-out: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. An Environmental Assessment may be prepared for housing elements, leading to a Declaration of No Environmental Impact.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

Capital Improvements Program (CIP) : A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.

Census: The official decennial enumeration of the population conducted by the federal government.

Character: Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

City: City with a capital “C” generally refers to the government or administration of a city. City with a lower case “c” may mean any city or may refer to the geographical area of a city (e.g., the properties in the city.)

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Community Care Facility: Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See “Congregate Care.”)

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development. Sunnyvale is an Entitlement City.

Community Redevelopment Agency (RDA): A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with the adopted community general plan, including the housing element.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Congregate Care: Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

County: County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county's 15 cities).

Covenants, Conditions, and Restrictions (CC&Rs): A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criterion: A standard upon which a judgment or decision may be based. (See "Standards.")

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

Density, Control of: A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Design Review; Design Control: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design,

architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")

Developable Acres, Net: The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer: An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: The physical extension and/or construction of urban land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fee: (See "Impact Fee.")

Development Rights: The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee.")

District: (1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone.

Diversity: Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.

Duet: A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.

Duplex: A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elderly Housing: Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")

Emergency Shelter: A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds.

Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

Encourage, v: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance, v: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See “California Environmental Quality Act.”)

Exaction: A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a *bona fide* single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically: Capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s): The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Floor Area Ratio (FAR): The gross floor area permitted on a site divided by the total net area of the site, expressed in percent. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 100 percent will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 150 percent would allow 15,000 sq. ft. of floor area; an FAR of 200 percent would allow 20,000 sq. ft.; and an FAR of 50 percent would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Footprint; Building Footprint: The outline of a building at all of those points where it meets the ground.

General Plan: A compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a “City Plan,” “Comprehensive Plan,” or “Master Plan.”

Granny Flat: (See “Second Unit.”)

Group Quarters: A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

Guidelines: General statements of policy direction around which specific details may be later established.

Handicapped: A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Historic; Historical: A historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation: The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Home Occupation: A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1), requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

Household: All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Householder: The head of a household.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing. In Sunnyvale, the LHA is the Housing Authority of Santa Clara County.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See “Dwelling Unit,” “Family,” and “Household.”)

Impact: The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee: A fee, often called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impacted Areas: Census tracts where more than 50 percent of the dwelling units house low- and very low-income households.

Implementation: Actions, procedures, programs, or techniques that carry out policies.

Improvement: The addition of one or more structures or utilities on a parcel of land.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee: Cash payments that may be required of an owner or developer as a substitute for a dedication of land or construction of below-market-rate housing, and referred to as in lieu fees or in lieu contributions.

Institutional Use: (1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered a residential, commercial, or industrial activity.

Interest, Fee: Entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.

Issues: Important unsettled community matters or problems that are identified in a community’s general plan and are dealt with by the plan’s goals, policies, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Land Banking: The purchase of land by a local government for use or resale at a later date. “Banked lands” have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Land Use Classification: A system for classifying and designating the appropriate use of properties.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest: (1) The interest that the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same time period.

Linkage: With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Lot: (See “Site.”)

Lot of Record: A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder’s office containing property tax records.

Low-income Household: A household with an annual income usually no greater than 80 percent of the area median income for a household of four persons and based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See “Area.”)

Low-income Housing Tax Credits (LIHTC): Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Maintain, v: To keep in an existing state. (See “Preserve, v.”)

Mandatory Element: A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Manufactured Housing: Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile Home” and “Modular Unit.”)

May: That which is permissible.

Minimize, v : To reduce or lessen, but not necessarily to eliminate.

Ministerial (Administrative) Decision: An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate, v : To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See “Manufactured Housing” and “Modular Unit.”)

Moderate-income Household: A household with an annual income between the lower income eligibility limits (usually 80 percent of the area median family income) and 120 percent of the area median family income, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See “Area” and “Low-income Household.”)

Modular Unit: A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of that title. (See “Mobile Home” and “Manufactured Housing.”)

Mortgage Credit Certificate: Under a County-operated program, gives a first-time homebuyer a federal income tax credit of up to 20 percent of the mortgage interest paid on the first mortgage loan, for each year the buyer keeps the same mortgage loan and lives in the same house. Maximum initial household income limits and maximum initial home purchase prices apply and are adjusted annually.

Multifamily Building: A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Must: That which is mandatory.

Necessary: Essential or required.

Need: A condition requiring supply or relief. The City or County may act upon findings of need within or on behalf of the community.

Non-conforming Use: A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. “Non-conforming use” is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Notice (of Hearing): A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Objective: A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the “objectives,” principles, standards, and proposals of the general plan. “The addition of 100 units of affordable housing by 2005” is an example of an objective.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overlay: A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Parcel: A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parking, Shared: A public or private parking area used jointly by two or more uses.

Patio Unit: A detached single family unit, typically situated on a reduced-sized lot, that orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

Planned Community: A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

Planned Unit Development (PUD): A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning and Research, Office of (OPR): A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area: The Planning Area is the land area addressed by the General Plan (and hence, by the Housing Element). For a city, the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City Limits and potentially annexable land.

Planning Commission: A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy: A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Action Statement.")

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preserve, v: To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Principle: An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.

Protect, v: To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")

Recognize, v: To officially (or by official action) identify or perceive a given situation.

Redevelop, v: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regulation: A rule or order prescribed for managing government.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential: Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential, Multifamily: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Restore, v: To renew, rebuild, or reconstruct to a former state.

Restrict, v: To check, bound, or decrease the range, scope, or incidence of a particular condition.

Retrofit, v: To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Reverse Annuity Mortgages: A home financing mechanism that enables a homeowner who a senior citizen to release equity from his or her home. The senior receives periodic payments that can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Mortgage Program: The lending by a public or private agency of a portion of a required down payment to a developer or first-time homebuyer, usually with restrictions requiring that the units assisted through the program remain affordable to very low- and low-income households.

Second Unit: A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Housing: (See "Elderly Housing.")

Seniors: Persons age 62 and older.

Shall: That which is obligatory or necessary.

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Should: Signifies a directive to be honored if at all possible.

Significant Effect: A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Single-family Dwelling, Attached: A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached: A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO): A single room, typically 80-250 square feet, with a sink and closet, but that requires the occupant to share a communal bathroom, shower, and kitchen.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Specific Plan: Under Article 8 of the Government Code (Section 65450 et seq.), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence: The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission of the County.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Stock Cooperative Housing: Multiple-family ownership housing in which the occupant of a unit holds a share of stock in a corporation that owns the structure in which the unit is located.

Structure: Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act: Division 2 (Sections 66410 et seq.) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subregional: Pertaining to a portion of a region. The Golden Triangle was a subregional task force.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantial: Considerable in importance, value, degree, or amount.

Target Areas: Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

Tax Credit: A dollar amount that may be subtracted from the amount of taxes owed.

Tax Increment: Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low-and low-income housing.

Townhouse; Townhome: A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

Transitional Housing: Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undue: Improper, or more than necessary.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.

Uniform Housing Code (UHC): State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Use: The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.

Use, Non-conforming: (See "Non-conforming Use.")

Use Permit: The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low-income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See “Area.”)

Zero Lot Line: A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zone, Combining: A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called “overlay zone.”

Zone, Interim: A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during General Plan preparation to provide a basis for permanent zoning.

Zone, Study: (See “Zone, Interim.”)

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning Bonus: (See “Zoning, Incentive.”)

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning, Exclusionary: Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.

Zoning, Incentive: The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project.

Zoning, Inclusionary: Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map: Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.